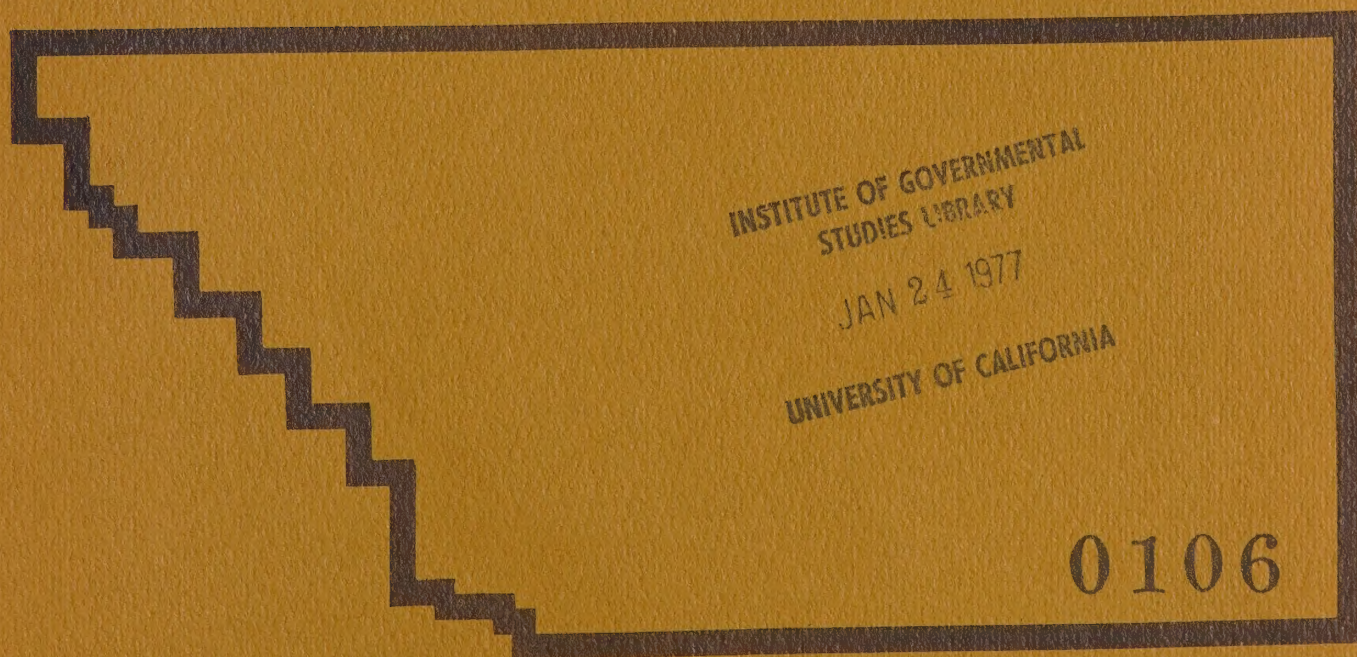


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HOUSING ELEMENT

of The KERN COUNTY GENERAL PLAN



KERN COUNTY, CALIFORNIA

HAHN, WISE AND ASSOCIATES
PLANNING CONSULTANTS

THE
HOUSING ELEMENT
OF THE GENERAL PLAN


FOR

KERN COUNTY

Adopted
by
Board of Supervisors

May 1, 1972

[Hahn, Wise and Associates]
County Planning Kern Co,
Housing Survey " "



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F O R E W O R D

The Housing Element set out on the following pages is an Element of the General Plan of the Cities and the County.

The basic data included in the report is the result of a fine cooperative effort between the Cities and the County. The Staffs of the County and the Cities provided the input on basic data and the standards, principles and objectives.

The distinctive qualities of each of the areas has been recognized and taken into consideration in the Housing Plan.

The results have been made possible only because of the splendid cooperation between all agencies involved, particularly the County Planning Commission and City Planning Staffs.

+++

CERTIFICATION OF APPROVAL

We hereby certify that these documents, text, accompanying tables and maps constitute an amendment of and an addition to the Housing Element of the County of Kern; and as such become a part of the adopted General Plan for the County of Kern, as required by Section 65302(c) of the Government Code of the State of California; said Housing Element was adopted by the Board of Supervisors by Resolution No. 72-280 at their regular meeting of May 1, 1972, pursuant to Sections 65350 to 65360 of the Planning and Zoning Law from the California Government Code.

3/ David A. Head
CHAIRMAN,

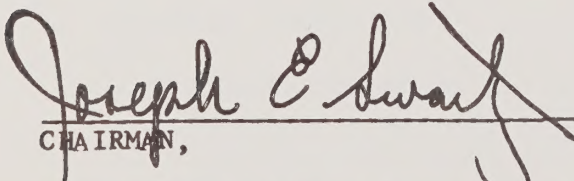
KERN COUNTY BOARD OF SUPERVISORS

5/ Charles G. H. H.
COUNTY CLERK AND EX-OFFICIO CLERK

KERN COUNTY BOARD OF SUPERVISORS

CERTIFICATION OF APPROVAL

We hereby certify that this document, text, accompanying table and maps constitute an ammendment of, and an addition to, the Housing Element of the County of Kern as required by Section 65302, paragraph "C", of the Government Code, State of California; said "Housing Element" being a part thereof of the adopted General Plan for the County of Kern, said Housing Element having been approved and adopted by Resolution No. 36-72 of the Kern County Planning Commission, at a special meeting on the 27th day of March, 1972, pursuant to Section 65351 of the Government Code, State of California.


CHAIRMAN,
KERN COUNTY PLANNING COMMISSION



DIRECTOR - SECRETARY,
KERN COUNTY PLANNING COMMISSION

TABLE OF CONTENTS

HOUSING ELEMENT	PAGE
A. Goals	1
1. Principles	1
2. Standards	2
3. Objectives	3
B. General Characteristics	5
1. Age Distribution Characteristics	5
2. Income - County versus State	6
3. Population	8
C. Housing and Environmental Conditions	12
1. Existing Housing Conditions	12
2. Environmental Conditions	26
3. Housing Starts and Valuations	31
4. Structural Age	32
5. Sizes of Housing Units - Persons per Room	35
6. Projections of Future Needs	40
D. Mortgage and Rent Factors	42
1. Monthly Rent and Sales Structures	42
2. Mortgage payment structure	44
3. Effect of Prevailing Rates	45
E. Housing Analysis	48
1. Identification of Housing Problems	48
2. Actions Underway to Improve Housing	51
3. Current and Past Programs	52
4. Obstacles	55
F. Public Policies & Statutes	58
1. Review of Existing Public Policies & Statutes	58
2. Public Policy Changes	58
G. Housing Plan	60
1. Dispersal Areas of Low Cost Housing	60
2. The Housing Plan	65
3. Land Use Plan Residential	91
4. Implementation of Housing Plan	97
5. Priorities Recommended	99

	Page
H. Annual Work Program	101

APPENDIX

A. Summary of Federal Aid for Housing	A-1
B. Population & Housing Projections	B-1
Methodology Outline used for Housing	
Inspection & Definition of Plan Terms	B-5
C. Population & Dwelling Unit Projection by L.S.A.'s	C-1
D. General Characteristics	D-1

TABLES

1. Age Distribution	5
2. Incomes	6
3. Population	8
4. Housing Conditions	12
5. Housing Conditions by Census Tract and L.S.A.'s	23
6. Environmental Conditions by Census Tracts	27
7. Summary of Environmental Conditions	30
8. Dwelling Unit Statistics - 1960 to 1970	31
9. Age of Housing	32
10. Size of Rooms; Persons per Room	35
11 & 12. Relationship of Persons to Bedrooms	38
13. Dwelling Unit Projections	40
14. Assessed Valuations	43A

MAPS

Housing Conditions:	
County	20
Greater-Bakersfield	21
Greater-Taft	22
Low & Moderate Income Housing Areas:	
County	62
Greater-Bakersfield	63
Greater-Taft	64
Housing Plans	88
County	88
Greater-Bakersfield	89
Greater-Taft	90
Land Use Plans:	
County	92
Greater-Bakersfield	93
Greater-Taft	94
Local Statistical Areas	95
Census Tracts	96

HOUSING ELEMENT
KERN COUNTY GENERAL PLAN

The objectives of the Housing Element of the Kern County General Plan are to establish community-wide housing goals, identify existing housing problems, determine obstacles to solution of housing problems, and endeavor to make adequate provisions for the housing needs of all economic segments of the community.

A. GOALS

The housing goals of the communities of Kern County are to provide a full range of housing choices for all economic, racial and social groups without the deterrents of unreasonable cost, location, condition and design that deprive large segments of the community from needed housing. Providing adequate housing at reasonable costs for all residents of the community should not detract from the physical environment and economic make-up of the community, but could enhance its appearance and economic functioning through greater efficiency and community involvement.

Statements of Principles, Standards and Objectives must be coordinated by the county, its cities, and other agencies involved in housing. Objectives must be both immediate (for a four or 5 year period annual work program), and long range (ten to twenty years) as follows:

1. Principles

a. Housing should be made and available to all income, ethnic and racial groups.

b. Adequate choice should exist in type of dwelling unit, size, location, and whether to be owned, leased or rented.

c. Vacant urban residential land and areas in need of redevelopment or renewal should be used for housing low and moderate income families in preference to converting more expensive areas or to use raw land in the urban fringes.

d. New techniques to provide housing, including such factors as construction, design, flexibility, new materials, and financing should be encouraged as part of the solution to existing and future housing problems.

e. Housing problems transcend municipal and county boundaries, making it necessary that all agencies and jurisdictions communicate and coordinate programs affecting housing and related items.

f. Programs should be encouraged at the local level that make best use of existing housing inventory through rehabilitation and modernization. Local regulatory agencies should aid where possible. Financial inducements and aid programs to benefit both owner and user should be developed at the state level, such as tax benefits for improving housing as opposed to increased assessments. Enabling legislation to accomplish this should be encouraged.

g. Demolition of existing substandard occupied units should be ordered as soon as replacement units are available. Unoccupied substandard units should be ordered demolished immediately.

h. Housing plans must relate to other elements of the General Plan, such as Transportation, Land Use, and Community Facilities, including sewer, water, streets and other public services.

2. Standards

a. Community General Plans should provide for the housing needs of all segments of the community recognizing factors such as age, income, family, and mobility.

b. Housing objectives should be such as to insure a decent, safe, and sanitary dwelling of such configuration as to provide for basic needs of the family unit.

c. Environmental standards should be consistent with community goals. Environmental conditions shall not be allowed to vary in such a manner so as to detract from total housing environment to encourage deterioration of neighborhoods and dwellings.

d. Physical improvement standards should be consistent with land use densities and ability of both community and housing consumer to pay.

e. Emphasis on providing dwelling units should include proper design for community needs related to housing, such as recreation, open space and education.

f. The relationship of employment, transportation and housing must be recognized so that an inordinate amount of expenditure both by government and the public is not spent on either housing or transportation because of distance between home and work. Communities must provide both employment and housing for their residents consistent with a free choice of opportunity in finding both.

g. Areas for housing for all segments of the housing market must be located and identified for development.

3. Objectives (for a short term period)

a. Achieve coordination of housing goals, plans and objectives of county communities making up the housing markets.

b. Stimulate new housing, rehabilitation of existing housing inventory through whatever programs become available.

c. Develop local interest leading to local programs for recognizable housing needs to be satisfied.

d. Specific problem areas that are not indigenous to all counties or metropolitan areas must be provided for as typified by the farm labor community and the rural population concentrations.

e. Existing agencies and institutions that are capable of action or increased activity toward providing housing or aid in satisfying housing needs must be mobilized to maximum effectiveness.

f. Existing adopted general plans of the cities and the county must be reviewed and updated to include housing elements to insure achievement of housing goals both for the total community under consideration.

g. Total involvement of all those affected by public and private programs in regard to housing must be included in the planning and implementation of large-scale efforts affecting their future environment.

h. Housing programs including public expenditures must be related to all programs, particularly environmental programs and economic development, in order to achieve recognized public goals.

i. Review existing policies that relate to housing and its availability to all segments of the community.

B. GENERAL CHARACTERISTICS

1. Age Distribution

The Age groups in Kern County indicate that a substantial percentage of persons are below 20 years of age. There are presently some 40% in this age group which indicates a continuing strong demand for housing in the area. Specific age breakdown are as follows:

Table 1.

DATE 1960 & 1970	--	TITLE <u>Percentage by Age Groups</u>			
<u>AGES</u>		<u>1960 Male</u>	<u>Female</u>	<u>1970 Male</u>	<u>Female</u>
Under 5		12.3	12.3 %	9.0	8.4 %
5 - 9		11.9	11.7 %	10.5	10.6 %
10 - 14		10.7	10.5 %	11.5	11.0 %
15 - 19		8.0	8.0 %	10.1	9.6 %
20 - 24		5.6	6.1 %	7.1	7.3 %
25 - 44		26.5	27.3 %	23.5	24.2 %
45 - 64		18.8	17.6 %	20.0	20.1 %
65 and Up		6.2	6.5 %	8.3	8.7 %

SOURCE: U.S. Census

The table above indicates that there has been a sharp reduction in the age group 0 to 9 years. The effect of this reduction now and in the next few years is a decrease in enrollment in elementary schools.

The increase in the age groups 10 to 19 years indicates a temporary increase in High School and College enrollment.

All other categories except the age group 25 to 44 have shown an increase including a substantial increase in the senior citizens group, ages 65 and up.

2. County Income

The median family income in Kern County in 1960 was \$5,933 annually. The medium income for California families in 1960 (1) was \$6,726 annually.

The figures derived from the Franchise Tax Board annual report 1970 calendar year indicate that the income levels in Kern County have maintained approximately the same relation to state income. The report indicated 16.5% of the incomes reported in Kern County were less than \$4,000 measured against 13.6% for the state of California.

Kern County's and the State's income groups for 1960 and 1970 are as follows:

Table 2. Income Group	(1) <u>1960</u>		(2) <u>1969</u>	
	<u>State</u>	<u>County</u>	<u>State</u>	<u>County</u>
\$ - 2,999	41.2 %	18.8 %	8.1 %	10.8 %
3,000 - 3,999	15.2 %	9.6 %	5.5 %	5.7 %
4,000 - 6,999	35.5 %	34.2 %	20.1 %	19.8 %
7,000 - 10,000	5.9 %	21.6 %	22.1 %	23.9 %
10,000 & up	2.2 %	15.8 %	44.2 %	39.8 %
	<hr/>	<hr/>	<hr/>	<hr/>
	100.0 %	100.0 %	100.0 %	100.0 %

Straight comparison of 1960 to 1970 incomes are not really comparable because of the decreased purchasing power of the dollar. However, it can readily be seen that in 1970 approximately 40% of the persons residing in the county could not afford to purchase a \$20,000 home without some assistance, since it would require an income of about \$8,500 annually to be able to make the \$178 minimum monthly payments.

1. U.S. Census 1960

2. 1969 Adjusted gross income

Annual Report Franchise Tax Board, State of California

The Kern County Housing Authority considers low income families as those whose income falls within the lowest one-quarter income of all families within Kern County. The degree to which these families are considered to be dependent on public assistance depends on their income and the number of children in the family. Under their schedule, a family of four with a net income of \$6,000 would qualify for Federal rent subsidy. The gross income of this family could be close to \$7,000 annually for a family with two children.

The percentage of families with two or more persons employed is exceptionally high in the county due to the substantial numbers of family farm labor that normally reside in the county. There is substantial year around employment in the Greater Bakersfield Area and in the Delano Area. There seems to be an opportunity for additional employment and a relatively strong economic balance. However, many of the families residing in the county which are directly related to agriculture and service employment, are at or below the poverty level. There are approximately 17% of all the families in Kern County with an income of \$4,000 or less and 36% with gross incomes of \$7,000 or less.

3. Population

Table 3.

KERN COUNTY POPULATION PROJECTIONS BY LOCAL STATISTICAL AREAS
AND PLACES OF OVER 1000 PEOPLE FOR THE PERIOD 1970 - 2000 (1)

L.S.A.#	Area & Place Name	1960 Census	1970 Census	Projections		
				1980	1990	2000
1	<u>Bitterwater</u>	50 (est)	191	300	300	300
	Rural area	50	191	300	300	300
2	<u>Taft</u>	16,780 (est)	16,780 (est)	14,000	13,000	12,000
	Gr.Taft	12,436	12,206	11,000	10,000	9,000
	Gr.Maricopa	720 (est)	820 (est)	900	900	1,000
	Rural area	3,624	2,724	2,100	2,100	2,100
	Incl.: Fellows McKittrick Valley Acrea Dustin Acres Tupman Derby Acres Belridge					
3	<u>Maricopa Flats</u>	650	645	500	400	400
	Incl.: Mettler Station					
4	<u>Los Padre</u>	1,213	2,252	3,000	3,500	4,000
	Incl.: Frazier Park	811	1,167	1,600	2,000	2,000
	Rural area	402	1,085	1,400	1,500	2,000
	Incl.: Lake of the Woods Lebec Cuddy Valley					
5	<u>Lost Hills</u>	260	607	1,000	1,300	1,500
	Lost Hills	240	300	500	700	900
	Rural area	20	307	500	600	600
6	<u>Wasco</u>	9,885	9,998	10,300	10,600	11,000
	Incl.: Wasco	6,841	8,269	8,800	9,200	9,600
	Rural area	3,044	1,729	1,500	1,400	1,400
7	<u>Delano/McFarland</u>	18,832	21,142	23,000	24,000	25,000
	Incl.: Delano	11,913	14,559	16,400	17,400	18,200
	McFarland	3,686	4,177	4,500	4,600	4,800
	Rural area	3,233	2,406	2,100	2,000	2,000

(1) Kern County Planning Staff

L.S.A. #	Area & Place Name	1960 Census	1970 Census	1980	Projections	
					1990	2000
8	<u>Shafter</u>	12,165	10,975	10,500	10,700	11,000
	Gr. Shafter	8,086	7,864	7,800	8,100	8,500
	Rural area	4,079	3,111	2,700	2,600	2,500
	Incl.: Mexican Colony Cherokee Strip Kern Homes Bishop Acres					
9	<u>Buttonwillow</u>	2,815	2,335	2,000	1,700	1,500
	Buttonwillow	1,135	1,193	1,100	1,000	900
	Rural area	1,680	1,142	900	700	600
10	<u>Rosedale</u>	3,144	4,844	7,300	9,300	12,000
	Gr. Bakersfield (p) (=Greenacres)	1,555	3,000	4,500	5,500	6,500
	Rural area	1,589	1,844	2,800	3,800	5,500
11	<u>Bakersfield</u>	154,787	178,316	201,000	224,000	250,000
	Gr. Bakersfield(p)	154,787	178,316	201,000	224,000	250,000
12	<u>Greenfield/Panama</u>	5,750	4,774	5,000	6,000	7,000
	Greenfield	2,146	2,323	3,000	3,500	4,000
	Rural area	3,604	2,451	2,000	2,500	3,000
13	<u>Arvin/Lamont</u>	18,787	17,980	17,000	17,500	18,000
	Gr. Bakersfield(p) (=Hilltop)	730	743	750	800	900
	Gr. Arvin	5,872	5,654	5,450	5,500	5,600
	Lamont	8,025	8,913	9,000	9,400	9,700
	Rural area	4,160	2,670	1,800	1,800	1,800
14	<u>Glennville/Woody</u>	1,310	2,113	3,000	4,500	6,000
	Gr. Bakersfield (p) (Aztec)	778	1,272	1,500	1,800	2,000
	Rural area	532	841	1,500	2,700	4,000
	Incl.: Glennville Woody					
15	<u>Isabella</u>	2,419	5,475	7,000	8,500	10,000
	Rural area					
	Incl.: Kernville Wofford Heights Hot Spring Valley Weldon Onyx					

L.S.A.#	AREA & PLACE NAME	1960 CENSUS	1970 CENSUS	PROJECTIONS		
				1980	1990	2000
16	<u>Walker</u>	50 (est.)	269	600	900	1,100
	Rural area	50 (est.)	269	900	900	1,100
	Incl.:					
	Canebrake					
17	<u>North Tehachapi</u>	833	389	800	1,500	2,200
	Gr.Tehachapi (p)		6	200	500	700
	Rural area					
	Incl.:					
	Caliente					
	Keene					
	Lorraine					
	Twin Oaks					
	Claraville					
	Cache Creek					
18	<u>South Tehachapi</u>	5,475	6,019	7,500	8,700	10,000
	Gr.Tehachapi (p)	3,610	4,595	5,500	6,500	7,500
	Rural area	1,865	1,424	2,000	2,200	2,500
19	<u>Tejon</u>	100	100	200	600	1,000
	Rural area	100	100	200	600	1,000
20	<u>Indian Wells Valley</u>	17,970	21,342	24,000	27,000	30,000
	Chine Lake (N.W.C.)	11,748	11,105	10,800	11,000	11,500
	Gr.Ridgecrest	5,506	8,499	10,500	12,000	13,500
	Rural area	716	1,738	2,700	4,000	5,000
	Incl.:					
21 to 25	<u>Inyokern</u>					
	<u>Antelope Valley</u>	18,709	23,646	27,000	30,000	33,000
	Edwards (A.F.B.)	7,680	10,332	11,000	11,000	11,500
	Mojave	2,586	2,725	3,000	3,400	3,700
	Rosamond	2,138	2,397	2,700	3,100	3,400
	Boron	3,178	2,910	3,000	3,000	3,000
	California City	600	1,309	2,000	2,700	3,000
	Rural area	2,527	3,973	5,300	6,800	8,400
1 to 25	<u>Kern County</u>	291,984	329,162	365,000	404,000	447,000
11,10-p)	Greater					
13-p)	<u>Bakersfield</u>	157,850	183,331	207,750	232,100	259,400
14-p)						
17 & 18	Greater					
	<u>Tehachapi</u>	3,610	4,601	5,700	7,000	8,200

Kern County Planning Commission, May 1971

GREATER BAKERSFIELD POPULATION BY LOCAL STATISTICAL DIVISIONS AND
CENSUS TRACTS - 1960, 1970, and PROJECTIONS FOR 1980, 1990 and 2000

Division	Census Tracts	1960 Census	1970 Census	Projections		
				1980	1990	2000
"A" (Central)	6	2,177	2,115	2,300	2,400	2,500
	15-W	500	420	300	200	200
	16	2,749	1,448	1,400	1,400	2,000
	17	4,365	4,707	4,600	4,500	4,500
	19	7,739	7,602	8,000	8,000	8,000
	20	4,955	4,865	5,000	5,000	5,000
Total		22,485	21,157	21,600	21,500	22,200
"B" (North)	1	6,382	7,489	8,500	9,500	9,500
	2	6,669	6,391	6,200	6,100	6,000
	3	3,491	3,348	3,300	3,500	3,500
	4	3,427	3,448	3,400	3,500	3,500
Total		19,969	20,676	21,400	22,600	22,500
"C" (East)	7	5,758	5,024	5,100	5,000	5,000
	8	6,113	5,575	5,300	5,100	5,000
	12	5,509	5,779	5,500	5,500	5,500
	13	5,602	5,083	5,000	5,000	5,000
	14	4,530	4,187	4,000	4,000	4,000
	15-E	2,807	2,493	2,200	2,000	2,000
Total		30,319	28,141	27,100	26,600	26,500
"D" (Northeast)	9	11,995	29,822	24,500	27,500	30,500
	11	9,653	9,544	10,400	11,000	11,500
Total		21,648	30,366	34,900	38,500	42,000
"E" (Edison)	10	2,840	2,839	4,000	5,000	6,000
Total		2,840	2,839	4,000	5,000	6,000
"F" (Southeast)	21	3,643	3,121	2,800	2,500	2,500
	22	5,819	4,676	4,200	4,000	4,000
	23	6,975	7,977	8,900	9,500	10,000
	24	2,736	2,366	3,000	5,000	7,300
	25	5,051	5,759	6,000	6,500	7,000
	31.03	3,345	3,717	4,000	4,500	6,000
Total		27,569	27,616	28,900	32,000	36,800
"G" (South)	26	3,225	3,115	3,000	3,000	3,000
	27	5,806	5,473	5,500	5,500	5,500
	29	3,197	5,765	5,500	5,500	5,500
	30	6,010	5,383	5,500	5,500	5,500
	31.02	1,614	4,883	6,500	8,000	10,000
	31.01-E	228	2,606	4,000	6,000	8,000
Total		20,080	27,225	30,000	33,500	37,500

GREATER BAKERSFIELD POPULATION BY LOCAL STATISTICAL DIVISIONS AND
CENSUS TRACTS - 1960, 1970, and PROJECTIONS FOR 1980, 1990 and 2000

Division	Census Tracts	1960 Census	1970 Census	Projections		
				1980	1990	2000
"H"	18	3,082	5,273	6,000	8,000	10,000
(Southwest)	28	4,373	10,301	18,500	24,000	30,500
	31.01-W	197	847	2,000	3,000	4,000
Total		7,652	16,421	26,500	35,000	44,000
"I"	5	2,225	3,875	6,600	9,300	12,000
(Northwest)						
Total		2,225	3,875	6,600	9,300	12,000
L.S.A. #11						
(Bakersfield)	1 to 31	154,787	178,316	201,000	224,000	250,000
"J"						
(Greenacres)	38-E	1,555	3,000 (est)	4,500	5,500	6,500
"K"	(Partial)					
(Hilltop)	62	730	743	750	800	900
"L"	(Partial)					
(Aztec)	51.02	778	1,272	1,500	1,800	2,000
Greater Bakersfield						
Total		157,850	183,331	207,750	232,100	259,400
Percent of Kern County						
Population		54.1	55.7	56.9	57.5	58.0
Kern County						
Population outside						
Greater Bakersfield		134,134	145,831	157,250	171,900	187,600
Kern County Population		291,984	329,162	365,000	404,000	447,000

Source: 1960 & 1970 data - U.S. Census
1980 - 2000 projections - Kern County Planning Commission

C. HOUSING & ENVIRONMENTAL CONDITIONS

1. Existing Housing Conditions

The maps on pages 18, 19 & 20 indicate areas of substandard, conservation questionable, conservation feasible and standard housing. The tables on pages 21-23 & 27 indicate existing housing and environmental conditions by census tracts.

Generally it will be found that where there is a substantial amount of housing where conservation is questionable or substandard there will also be a high percentage of poor environmental conditions which generally includes poor yard maintainence, junked up yards and sometimes poor streets, lack of curbs and sidewalks.

Housing conditions are summarized as follows:

Table 4.

(1)

Housing Conditions Kern County Unincorporated Areas
(exclusive of Greater Bakersfield)

<u>Housing Conditions</u>	<u>Dwellings Units</u>
Standard	18,247
Conservation feasible	4,801
Conservation questionable	3,243
Substandard	2,958
	<u>28,949</u>

(2)

Kern County Total Area including Cities except Ridgecrest

<u>Housing Conditions</u>	<u>Dwelling Units</u>
Standard	70,730
Conservation feasible	11,550
Conservation questionable	9,111
Substandard	6,641
	<u>98,030</u>

(1) Not including Greater Bakersfield Area

(2) Represents all Dwelling Units inspected in the field - Some remote areas were not inspected - Total Dwelling Units in County = 110,128

(3) See definition of terms in Appendix "B".

Summary of Housing Conditions by Census Tracts and Communities

Following is a brief description of each Census Tract or combination of Census Tracts and Communities. The description indicates the existing and potential housing problems, dwelling units, persons per household and population.

Delano and surrounding area, including Census Tracts 48, 49, 50 and part of 46.

There are presently 4,945 dwelling units in the Delano area with a population of 14,559. The population per household is 3.5 persons. The present condition of housing in the Delano area is as follows:

983 rated as "Standard"

1927 rated as "Conservation Feasible"

1351 rated as "Conservation Questionable"

684 rated as "Substandard"

McFarland Planning Area including Census Tract 47 and part of 46.

This area presently has a population of 4,177 persons with 3.58 persons per dwelling unit. There are 1,408 dwelling units in this community. Condition of these dwelling units is as follows:

548 rated as "Standard"

537 rated as "Conservation Feasible"

26 rated as "Conservation Questionable"

292 rated as "Substandard"

Wasco Planning Area, including Census Tract 44 and portions of 42, 43 and 45.

The Wasco area has a population of 8,139 with 3.36 persons per dwelling unit. There are a total of 2,211 units in the city and 1,039 dwelling units in the Census Tracts surrounding the city.

- (1) Field Survey by County Planning Staff, City Staff and consultant.
- (2) In some instances total dwelling units and dwelling units inspected will differ where isolated units were not inspected.

The condition of dwelling units in the city is as follows:

1310 rated as "Standard"

460 rated as "Conservation Feasible"

191 rated as "Conservation Questionable"

250 rated as "Substandard"

In the Census Tracts surrounding the community condition of the dwelling units is as follows:

207 rated as "Standard"

232 rated as "Conservation Feasible"

267 rated as "Conservation Questionable"

333 rated as "Substandard"

Shafter Planning Area, Census Tract 41 and the surrounding area - Census Tract 40

This area has a present population of 5,253 with 3.35 persons per dwelling unit. There are a total of 1,596 dwelling units in Census Tract 41 and 845 dwelling units in Census Tract 40 immediately surrounding the city. The condition of the dwelling unit follows:

984 rated as "Standard"

556 rated as "Conservation Feasible"

390 rated as "Conservation Questionable"

511 rated as "Substandard"

Greater Taft Planning Area, including Census Tracts 34, Ford City; 35, Taft; 36, South Taft and Taft Heights.

The Greater Taft Planning Area has a population of 12,206 with 2.30 persons per dwelling unit. The city of Taft had a population of 4,285 persons in 1970. There are 1,839 dwelling units in the city of Taft. The condition of these dwelling units is as follows:

802 rated as "Standard"

169 rated as "Conservation Feasible "

504 rated as "Conservation Questionable"

364 rated as "Substandard"

All areas except Taft View Heights have a very high percentage of environmental problems.

The condition of dwelling units in the entire planning area, including Ford City, Taft View Heights and South Taft is as follows:

2242 rated as "Standard"

750 rated as "Conservation Feasible"

1110 rated as "Conservation Questionable"

850 rated as "Substandard"

Maricopa Planning Area - Part of Census Tract 33.01

There are presently 740 persons residing in the City of Maricopa, with a very few families residing outside of the city limits in a portion of Census Tract 33.01. The census indicates 2.96 persons per dwelling unit. There are a total of 250 dwelling units. The condition of the buildings are as follows:

67 "Standard"

120 "Conservation Feasible"

63 "Substandard"

Arvin Planning Area - Census Tract 63

There are 5,872 persons presently residing in the City of Arvin, but a relatively small number of families residing outside of Census Tract 61. The census indicates 3.5 persons per dwelling unit. There is a total of 1,707 dwelling units in the entire area. Outside the city limits there are 128 dwelling units of which 36 are deteriorating and 7 have been rated as "Substandard". The condition of

the structures in the city are as follows:

517 rated as "Substandard"

419 rated as "Deteriorating"

519 rated as "Substandard"

Tehachapi Planning Area - Census Tract 61

There are presently 4,211 persons residing in the city of Tehachapi and approximately 2,000 persons residing outside of the city limits. The census indicates 3.41 persons per dwelling unit, there are a total of 1,233 dwelling units in the city and approximately 440 dwelling units outside the city. The condition of the buildings in the city are as follows:

913 rated as "Standard"

244 rated as "Conservation Feasible"

66 rated as "Conservation Questionable"

10 rated as "Substandard"

In the vicinity there are approximately 93 structures where conservation is feasible, 63 structures where conservation is considered questionable and 33 structures that have been rated "Substandard" out of a total of approximately 440 dwelling units.

Greater Bakersfield Planning Area - Census Tract 1.01 through 31 and portions of 32.01, 38 and 51.02.

The Greater Bakersfield Area had a population of 178,316 in 1970. The City of Bakersfield had a population of 69,515. Persons per household in 1970 was 3.0; there are 25,512 dwelling units⁽¹⁾ in the City of Bakersfield. There are approximately 61,804 dwelling units in the Greater Bakersfield Area. The condition of the dwelling units in the City of Bakersfield is as follows:

21,004 rated as "Standard"

887 rated as "Conservation Feasible"

1,773 rated as "Conservation Questionable"

924 rated as "substandard"

In the Greater Bakersfield Area 48,690 are rated as "Standard", 4,406 rated as "Conservation Feasible", 3,582 rated as "Conservation Questionable", and 2,299 are rated as "Substandard".

(1) 24,588 Dwelling Units inspected.

Isabella Lake Area - Census Tract 52

This area has a population of 5,475 persons. Persons per household in 1970 were 1.72. There are 3,072 dwelling units in the area. The condition of the dwelling units is as follows:

2826 "Standard"

175 "Conservation Feasible"

57 "Conservation Questionable"

14 "Substandard"

California City - Census Tract 55.02

There are presently 1,900 persons⁽¹⁾ residing in California City, with very few persons residing outside the city limits, the census indicates 3.13 persons per dwelling unit. A total of 783 dwelling units. The condition of the units is as follows:

736 "Standard" or better

44 "Conservation Feasible"

3 "Substandard"

Environmental conditions in most developed areas of the city are good, however, there are some areas that could be improved environmentally.

Lamont Area - Census Tract 64

This area has a population of 8,913 persons. In Lamont there are 7,007 persons. There are 2,697 dwelling units in the area.

The condition of the dwelling units is as follows:

1389 "Standard"

672 "Conservation Feasible"

367 "Conservation Questionable"

269 "Substandard"

(1) Special survey March 1, 1971, by The Department of Finance, State of California.

Frazier Park - Census Tract 33.02

This area has a population of 1,167; the Census Tract has a population of 2,252 persons. There are 1,335 dwelling units in the Census Tract.

The condition of the dwelling units is as follows:

1122 "Standard"
90 "Conservation Feasible"
74 "Conservation Questionable"
49 "Substandard"

Mojave - Census Tract 59

This community has a population of 2,573 and the Census Tract 2,725 persons. There are 1,424 dwelling units in the Census Tract.

The condition of the dwelling units in the Census Tract is as follows:

1213 "Standard"
137 "Conservation Feasible"
57 "Conservation Questionable"
17 "Substandard"

Rosamond - Census Tract 58

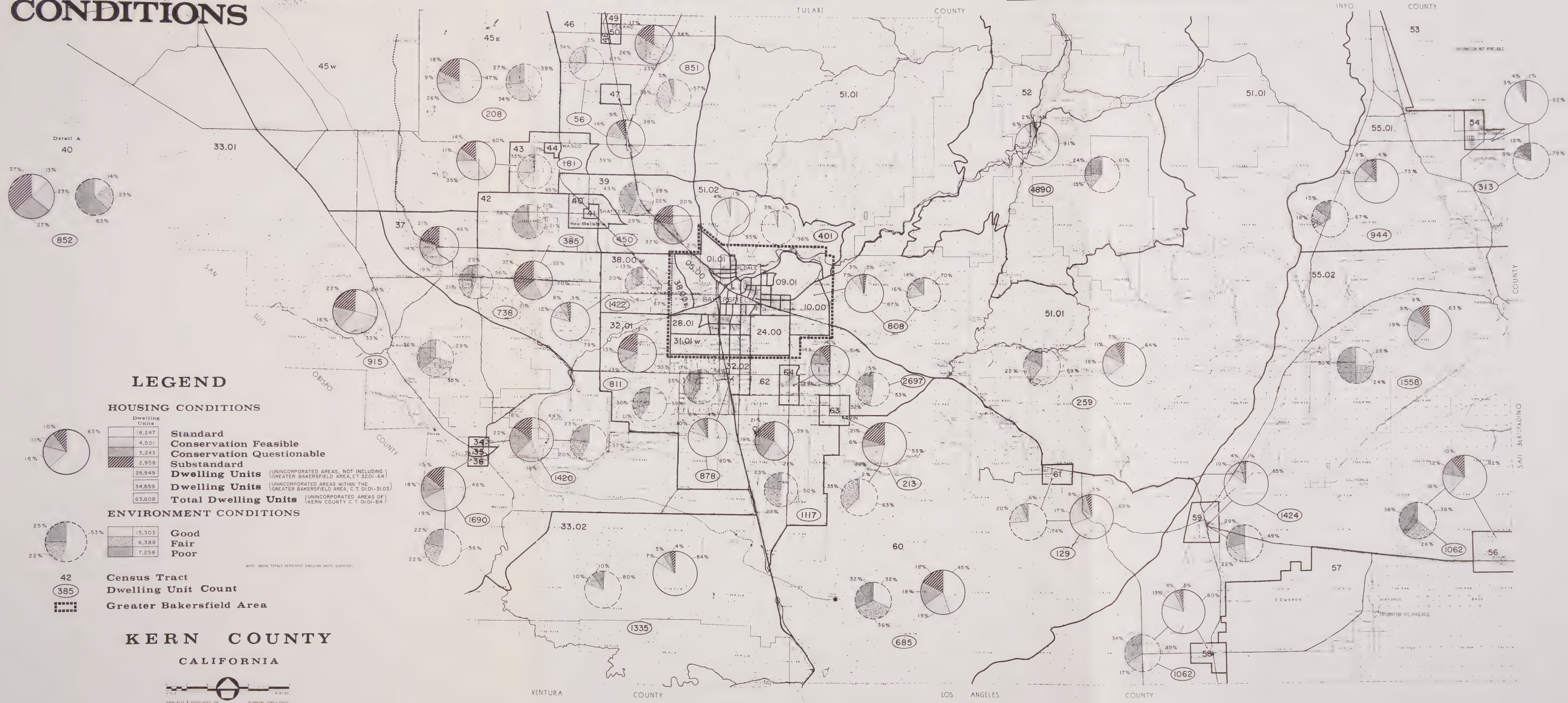
This community has a population of 2,281; the Census Tract has a population of 2,397 persons. There 1,062 dwelling units in the Census Tract.

The conditions of the dwelling units is as follows:

849 "Standard"
142 "Conservation Feasible"
44 "Conservation Questionable"
27 "Substandard"

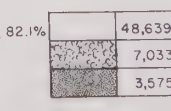
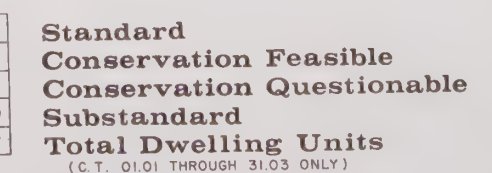
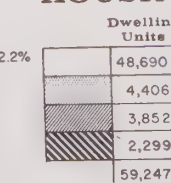
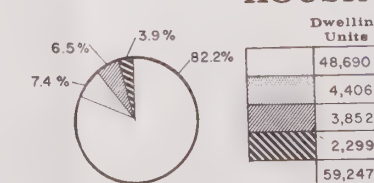
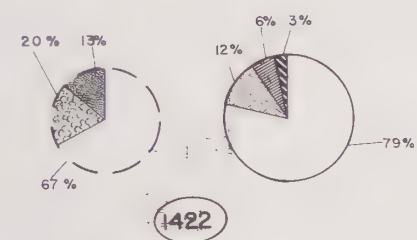
EXISTING HOUSING AND ENVIRONMENTAL CONDITIONS

• UNINCORPORATED AREAS ONLY •

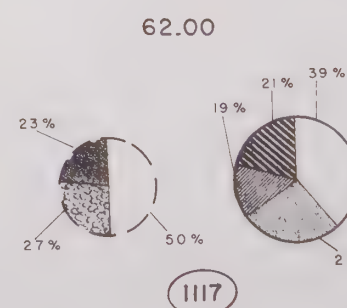


NOTE: DATA DEVELOPED FROM WINDSHIELD SURVEY BETWEEN JANUARY AND JUNE OF 1971.

EXISTING HOUSING CONDITIONS ENVIRONMENT



08.00 Census Tract
1467 Dwelling Unit Count



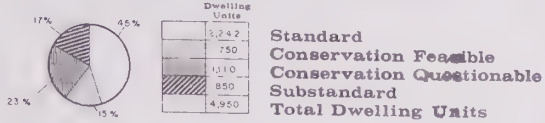
EXISTING HOUSING CONDITIONS

GREATER TAFT
KERN COUNTY CALIFORNIA



LEGEND

HOUSING CONDITIONS

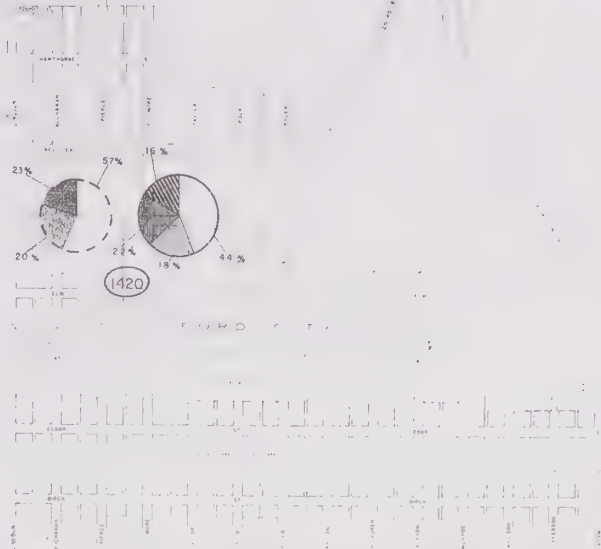


ENVIRONMENT CONDITIONS

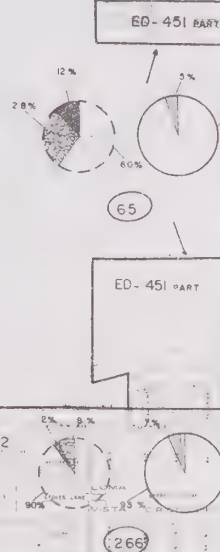


ED-452 Enumeration District
CT-35 Census Tract
(266) Dwelling Unit Count

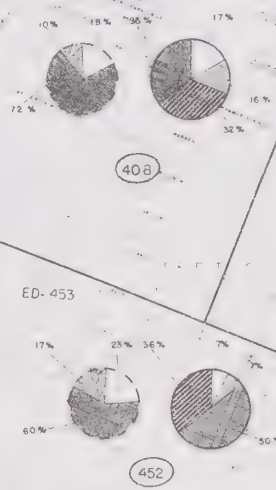
CT-34



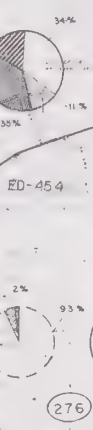
CT-35



ED-450

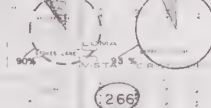


ED-449

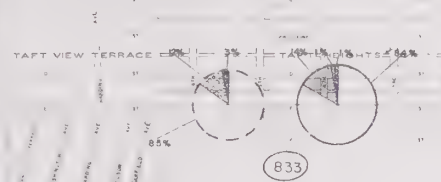


ED-448

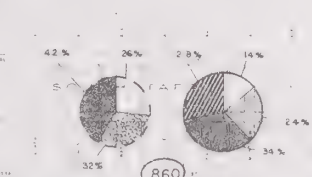
ED-452



CT-36A



CT-36B



ED-456

ED-455

Note:
Data Developed by County and City Staffs in 1971.

GREATER BAKERSFIELD AREA

LOCAL STATISTICAL AREA #11 = 1 to 31

Table 5

HOUSING CONDITIONS 1971 Survey

Census Tract	L.S.A.	Standard No.	%	Conservation Feasible No.	%	Conservation Questionable No.	%	Substandard No.	%
01.01	11	1243	85.0	149	10.2	32	2.2	38	2.6
01.02	11	1115	98.8	13	1.2	-	-	-	-
02.00	11	1272	54.7	657	28.3	321	13.8	74	3.2
03.00	11	720	56.3	339	26.5	165	12.8	56	4.4
04.00	11	991	68.6	217	15.0	132	9.1	104	7.3
05.00	11	959	83.3	31	11.4	17	1.5	44	3.8
06.00	11	473	78.4	41	6.8	81	13.4	8	1.3
07.00	11	1745	97.1	17	1.0	35	1.9	-	-
08.00	11	1672	100.0	-	-	-	-	-	-
09.01	11	1235	100.0	1	-	-	-	-	-
09.02	11	1174	100.0	-	-	-	-	-	-
09.03	11	1011	100.0	-	-	-	-	-	-
09.04	11	1098	100.0	-	-	-	-	-	-
09.05	11	825	99.0	6	0.7	1	0.3	-	-
09.06	11	716	84.5	83	10.01	29	3.5	16	1.9
09.07	11	535	100.0	-	-	-	-	-	-
10.00	11	702	87.0	55	7.0	26	3.0	25	3.0
11.01	11	618	90.0	14	2.0	20	3.0	31	5.0
11.02	11	1135	77.1	184	12.5	82	5.9	66	4.5
11.03	11	603	62.0	279	29.0	65	7.0	22	29.0
12.00	11	1552	80.5	150	7.8	149	7.7	77	4.0
13.00	11	904	50.9	290	16.3	331	18.6	253	14.2
14.00	11	1401	81.1	82	4.7	181	10.5	64	3.7
15.00	11	673	72.4	61	6.6	132	13.1	73	7.9
16.00	11	490	63.8	59	27.0	119	15.5	100	13.0
17.00	11	1538	84.6	72	4.0	144	7.9	64	3.5
18.00	11	1481	100.0	2	0.1	3	0.2	-	-
19.01	11	1198	91.2	33	2.5	65	4.9	18	1.4
Subtotals		29079		2835		2130		1133	

Based on actual field survey made in January-June 1971 by the Kern County Planning Department and City Staff and compiled by HAHN, WISE & ASSOCIATES

GREATER BAKERSFIELD AREA

LOCAL STATISTICAL AREA #11 = 1 to 31

HOUSING CONDITIONS - 1971 Survey

Census Tract	L.S.A.	Standard No.	Standard %	Conservation Feasible No.	Conservation Feasible %	Conservation Questionable No.	Conservation Questionable %	Substandard No.	Substandard %
19.02	11	1330	76.2	125	7.1	251	14.4	40	2.3
20.00	"	1291	76.4	115	6.8	231	13.7	53	3.1
21.00	"	465	45.0	203	19.6	169	16.4	196	19.0
22.00	"	880	52.5	142	8.5	283	16.9	370	22.1
23.01	"	1039	76.0	118	9.0	137	10.0	71	5.0
23.02	"	241	35.0	182	26.4	160	23.2	106	15.4
24.00	"	374	55.7	93	13.8	91	13.5	114	17.0
25.00	"	878	75.5	136	11.7	88	7.6	61	5.2
26.00	"	1164	96.7	12	1.0	18	1.5	10	0.8
27.00	"	1506	88.7	152	9.0	20	1.2	19	1.1
28.01	"	381	100.0	-	-	-	-	-	-
28.02	"	1555	96.8	28	1.7	21	1.5	3	-
28.03	"	1048	99.1	8	0.8	-	-	-	-
28.04	"	648	10.0	-	-	-	-	-	-
29.00	"	1927	98.7	8	0.4	17	0.9	1	-
30.00	"	1423	85.5	69	4.1	115	6.9	58	3.5
31.01	"	1080	96.0	21	1.9	11	1.0	13	1.1
31.02	"	1401	97.8	21	1.5	8	0.6	2	0.1
31.03	"	976	82.8	52	4.4	102	8.7	48	4.1
Subtotals		19607		1484		1722		1165	

KERN COUNTY - LOCAL STATISTICAL AREAS 12-25

HOUSING CONDITIONS - 1971 Survey

Census Tract	L.S.A.	Standard		Conservation Feasible		Conservation Questionable		Substandard	
		No.	%	No.	%	No.	%	No.	%
32.01	12	429	53.0	106	13.0	107	13.0	169	21.0
32.02	12	702	80.0	92	10.0	50	6.0	34	4.0
33.01	1&2	268	29.0	304	33.0	148	16.0	195	22.0
33.02	4	1122	84.0	90	7.0	74	5.0	49	4.0
34.00	2	625	44.0	254	18.0	307	22.0	234	16.0
35.00	2	802	44.0	169	9.0	504	27.0	364	20.0
36.00	2	815	47.4	327	19.0	299	18.0	252	14.0
37.00	9	338	46.0	143	19.0	106	14.0	151	21.0
38.00	10	1128	79.3	164	18.0	84	10.0	46	4.0
39.00	8	91	20.0	94	21.0	168	37.0	97	22.0
40.00	8	115	13.0	193	23.0	232	27.0	312	37.0
41.00	8	872	54.0	368	23.0	157	9.0	199	14.0
42.00	8	86	22.0	78	20.0	79	21.0	142	37.0
43.00	6	73	40.0	63	35.0	20	11.0	25	14.0
44.00	6	1310	59.0	460	21.0	191	9.0	250	11.0
45.00	5&6	98	47.0	53	26.0	19	9.0	38	18.0
46.00	7	288	34.0	198	23.0	218	26.0	147	17.0
47.00	7	21	38.0	22	39.0	8	14.0	5	9.0
48.00)	7	-	-	-	-	-	-	-	-
49.00)	7	795	19.0	1733	41.0	1161	27.0	572	13.0
50.00)	7	-	-	-	-	-	-	-	-
51.01	17	166	64.0	46	18.0	29	11.0	18	7.0
51.02	14	381	93.6	14	3.5	6	2.9	-	-
52.00	14&17	4461	91.0	286	6.0	105	2.0	38	1.0
54.00	20&25	313	92.0	9	3.0	11	4.0	4	1.0
55.01	20	712	75.0	112	12.0	86	9.0	34	4.0
55.02	21&22	978	63.0	303	19.0	140	9.0	137	9.0
56.00	22	664	62.0	170	16.0	124	12.0	104	10.0
58.00	24	849	80.0	142	13.0	44	4.0	27	3.0
59.00	23	1213	85.0	137	10.0	57	4.0	17	1.0
60.00	18&19	307	45.0	128	19.0	123	18.0	127	18.0
61.00	18	89	69.0	22	21.7	12	9.0	6	5.0
62.00	13	437	39.0	237	21.0	207	19.0	236	21.0
63.00	13	113	53.0	42	20.0	13	6.0	45	21.0
64.00	13	1389	51.0	672	25.0	367	13.0	269	10.0
Totals		70736		11550		9111		6641	

CT 47 to 50 - Delano CT 63 - Arvin CT 37.0 - Maricopa (P) (1) So. Taft Conditions only
 CT 41 - Shafter CT 47 - McFarland CT 35 - Taft - Tehachapi CT 44 - Wasco

2. Environmental Conditions

The conditions of housing, the maintenance of yards and the availability of neighborhood facilities play a very important role in the residential neighborhoods. The provision of well paved streets in the county, along with curbs, gutters and sidewalks in the more urban areas, sewer and drainage facilities with sufficient capacity, and suitably located parks improve neighborhoods and stabilize new ones. The proper location of residential areas with respect to heavier land uses has a significant bearing on the environment.

Throughout the county there are areas where the lack of adequate streets, sidewalks, and curbs and gutters; cluttered yards; and an accumulation of trash and garbage are prevalent. There are many empty parcels of land scattered throughout the county which cause environmental problems because of the accumulation of trash, the growth of weeds and the general neglect of property. Specific areas of poor environment for the county are indicated by Census Tract in tables, pages 25 to 27 and on maps, pages 18 to 20.

Streets with inadequate pavement widths and inadequate base material will have to be replaced or rebuilt as gas tax funds become available.

Streets and other public services and facilities including sewers, drainage and water supply can not be financed by assessment proceedings in low and moderate income areas. These facilities, like housing, must be financed at least to a major extent by Federal grant programs. These programs, of course, are limited by the monies congress will approve for this purpose.

GREATER BAKERSFIELD AREA

Table 6

LOCAL STATISTICAL AREA #11 = 1 to 31

ENVIRONMENT - 1971 Survey

Census Tract	Good No.	%	L.S.A.	Fair No.	%	Poor No.	%
01.01	1266	86.0	11	3	12.0	23	2.0
01.02	1123	100.0	11	4	-	1	-
02.00	1277	55.0	11	887	38.0	160	7.0
03.00	773	60.4	11	347	27.1	160	12.5
04.00	920	63.7	11	322	22.3	202	14.0
05.00	850	73.8	11	148	12.9	153	13.3
06.00	513	95.0	11	30	5.0	-	-
07.00	1779	99.0	11	18	1.0	-	-
08.00	1672	100.0	11	-	-	-	-
09.01	1236	100.0	11	-	-	-	-
09.02	1174	100.0	11	-	-	-	-
09.03	1011	100.0	11	-	-	-	-
09.04	1097	100.0	11	-	-	1	-
09.05	831	100.0	11	1	-	-	-
09.06	701	83.0	11	86	10.2	57	6.8
09.07	531	99.0	11	4	0.7	-	-
10.00	562	69.6	11	129	16.0	117	14.4
11.01	591	86.0	11	53	8.0	39	6.0
11.02	1146	78.1	11	213	14.5	108	7.4
11.03	695	72.0	11	208	21.0	66	7.0
12.00	1611	83.6	11	235	12.2	82	4.2
13.00	1277	71.8	11	344	19.4	157	8.8
14.00	1534	88.8	11	75	4.3	119	6.9
15.00	724	77.9	11	175	18.9	30	3.2
16.00	640	83.3	11	110	14.3	18	2.4
17.00	1818	100.0	11	-	-	-	-
18.00	1457	98.1	11	27	1.8	2	0.1
19.01	<u>1314</u>	100.0	11	<u>-</u>	-	<u>-</u>	-
Sub-Total:	30123			3419		1495	

GREATER BAKERSFIELD AREA

LOCAL STATISTICAL AREA #11 = 1 to 31

ENVIRONMENT - 1971 Survey

Census Tract	Good No.	%	L.S.A.	Fair No.	%	Poor No.	%
19.02	1746	100.0	11	-	-	-	-
20.00	1443	85.4	11	153	9.0	94	5.6
21.00	462	44.7	11	238	23.0	333	32.3
22.00	385	23.0	11	988	59.0	302	18.0
23.01	1003	74.0	11	165	12.0	197	14.0
23.02	300	43.5	11	209	30.3	180	26.2
24.00	237	35.3	11	179	26.6	256	38.1
25.00	694	59.7	11	275	23.7	194	16.6
26.00	1170	97.2	11	11	0.9	23	1.9
27.00	1519	89.5	11	127	7.5	51	3.0
28.01	381	100.0	11	-	-	-	-
28.02	1552	96.5	11	47	3.0	8	0.5
28.03	1048	99.1	11	4	0.4	5	0.5
28.04	648	10.0	11	-	-	-	-
29.00	1711	87.7	11	241	12.3	1	-
30.00	1211	72.7	11	257	15.5	197	11.8
31.01	1004	89.2	11	90	8.0	31	2.8
31.02	1341	93.7	11	52	3.6	39	2.7
31.03	749	63.6	11	242	20.5	187	15.9
Sub-Totals	18604			3278		2098	

28.

KERN COUNTY-LOCAL STATISTICAL AREAS 12-15

ENVIRONMENT - 1971 Survey

Census Tract	L.S.A.	Good No.	%	Fair No.	%	Poor No.	%
32.01	12	480	59.0	92	11.0	239	30.0
32.02	12	505	58.0	224	25.0	149	7.0
33.01	1&2	266	29.0	318	35.0	331	36.0
33.02	4	1068	80.0	135	10.0	132	10.0
34.00	2	808	57.0	282	20.0	330	23.0
35.00	2	845	46.0	240	13.0	754	41.0
36.00	2	941	56.0	371	22.0 (1)	381	22.0
37.00	9	415	56.0	157	21.0	166	23.0
38.00	10	952	49.0	285	31.0	185	20.0
39.00	8	126	28.0	131	29.0	193	43.0
40.00	8	122	14.0	193	23.0	537	63.0
41.00	8	620	39.0	730	46.0	244	15.0
42.00	8	81	21.0	82	21.0	222	58.0
43.00	6	118	65.0	60	33.0	3	2.0
44.00	6	1824	82.0	265	13.0	102	5.0
45.00	5&6	82	39.0	70	34.0	56	27.0
46.00	7	485	57.0	320	38.0	46	5.0
47.00	7	35	63.0	19	34.0	2	3.0
48.00)	7	-	-				
49.00)	7	734	17.0	1774	42.0	1753	41.0
50.00)	7						
51.01	17	154	59.0	57	22.0	48	19.0
51.02	14	386	96.0	11	3.0	4	1.0
52.00	15	2972	61.0	718	15.0	1200	24.0
54.00	20	633	67.0	28	9.0	38	12.0
55.01	20	633	67.0	172	18.0	139	15.0
55.02	21&22	406	26.0	371	24.0	781	50.0
56.00	22	383	36.0	275	26.0	404	38.0
58.00	24	518	49.0	186	18.0	358	33.0
59.00	23	689	49.0	318	22.0	407	29.0
60.00	18&19	217	32.0	249	36.0	219	32.0
61.00	18	96	74.0	26	20.0	7	6.0
62.00	13	558	50.0	307	27.0	252	23.0
63.00	13	134	63.0	74	35.0	5	2.0
64.00	13	1426	53.0	857	32.0	414	15.0
Total		68499		16094		13694	

Grand Total = 98,287

New or enlarged sewage disposal systems and sewer systems will have to be constructed in some areas. This is particularly true where pollution, as defined under the rules of the Water Quality Control Act, of underground water and surface water is prevalent.

A summation of environmental conditions of housing units of Kern County and its larger communities (unincorporated) and cities are as follows:

Table 7.

(1) Environmental Conditions - Kern County 1971

Conditions	%	No.of Housing Units	Total County No.Housing Units (2)	%
Good	53%	15,303	68,569	70%
Fair	22%	6,388	16,094	16%
Poor	25%	7,258	13,694	14%
	<hr/>	<hr/>	<hr/>	<hr/>
	100%	28,949	98,357	100%

Source: Kern County Planning Department Survey - 1971

(1) Based on actual survey taken between January and June of 1971. The survey was made by Kern County Planning Department, and City Staffs. Hahn, Wise and Associated, Inc., compiled the data.

(2) Includes Greater Bakersfield area and all Cities.

Table 8

KERN COUNTY

THE NUMBER OF DWELLING UNIT STARTS IN THE COUNTY AREA 1960 to 1970

<u>Year</u>	<u>Number of Units Single Family</u>	<u>No. of Duplexes</u>	<u>No. of Units</u>	<u>No. of Multiples</u>	<u>No. of Units</u>	<u>Value</u>
1960	84	-	-	12	-	\$ 987,283
1961	176	2	4	-	-	1,935,980
1962	111	-	-	11	-	1,434,360
1963	101	8	16	-	-	1,503,962
1964	72	2	4	45	-	1,521,701
1965	40	4	4	4	-	672,075
1966	62	-	-	10	-	1,053,440
1967	729	34	68	39	230	14,851,087
1968	772	21	42	35	196	16,040,900
1969	636	35	70	37	251	14,371,834
1970	667	26	52	23	87	13,292,649

Source: Kern County Building Department

Note: Figure prior to 1967 were permits issued inside legal urban areas only; therefore, no discernable trend in annual number of dwelling units can be shown as has been indicated in the various cities. However, the general trend until 1971 has been a decline in dwelling unit starts.

Table 9

HOUSING UNITS BY AGE GROUPS

4.

Census Tract#	Over 30 Years Built Before 1940	% of 1970 Housing Units Built Before 1940	20 to 30 Years Built 1940 to 1950	% of 1970 Housing Units Built Before 1950	10 to 20 Years Built 1950 to 1960	Total Housing Units 4-1-60	Total Housing Units 1970
1	471	17.4	799	47.1	874	2,144	2,695
2	832	32.4	1,100	75.2	500	2,432	2,564
3	555	43.6	295	66.7	387	1,237	1,273
4	327	23.4	361	49.3	530	1,218	1,394
5	294	26.0	193	43.1	198	685	1,129
6	516	57.8	81	66.8	192	789	893
7	424	22.9	1,002	71.2	469	1,895	1,845
8	NONE	0.0	8	0.4	1,613	1,621	1,663
9	242	3.7	374	9.5	2,995	3,611	6,433
10	99	13.0	125	29.3	533	757	762
11	656	21.0	967	53.0	1,279	2,902	3,063
12	823	38.7	605	67.7	542	1,970	2,123
13	965	54.2	593	88.7	305	1,863	1,781
14	1,351	72.4	410	94.2	148	1,909	1,865
15	620	64.9	146	79.6	209	975	962
16	1,243	--	39	80.1	52	1,334	736
17	817	41.0	562	69.2	397	1,776	1,991
18	28	0.1	175	12.2	668	872	1,647
19	1,709	53.8	720	76.6	581	3,010	3,171
20	871	52.8	451	80.1	386	1,708	1,650
21	611	67.2	291	99.3	128	1,031	905
22	294	18.8	671	61.8	790	1,754	1,560
23	449	21.2	817	59.8	680	1,943	2,115
24	183	27.0	270	69.0	330	783	676
25	328	22.7	465	54.0	673	1,466	1,468

Table 9

HOUSING UNITS BY AGE GROUPS

Census Tract#	Over 30 Years Built Before 1940	% of 1970 Housing Units Built Before 1940	20 to 30 Years Built 1940 to 1950	% of 1970 Housing Units Built Before 1950	10 to 20 Years Built 1950 to 1960	Total Housing Units 4-1-60	Total Housing Units 1970
26	138	11.9	580	67.2	358	1,078	1,153
27	281	14.4	626	46.5	976	1,883	1,948
28	147	4.3	178	9.7	942	1,267	3,347
29	37	2.0	16	2.9	849	902	1,805
30	374	22.0	367	43.6	993	1,734	1,699
31	201	5.8	330	15.4	1,100	1,631	3,440
32	725	47.6	632	88.0	419	1,776	1,542
33	1,738	63.4	434	79.3	594	2,766	2,738
34	1,163	84.5	192	98.4	179	1,534	1,377
35	1,097	61.4	159	70.3	397	1,653	1,786
36	1,278	75.0	227	88.4	161	1,666	1,702
37	548	69.1	200	94.3	173	921	793
38	472	32.7	263	51.0	208	943	1,441
39	174	40.3	363	100.0	105	642	430
40	791	98.5	317	100.0	103	1,211	803
41	335	19.4	373	41.0	742	1,450	1,724
42	196	53.5	143	92.6	100	439	366
43	171	90.4	47	90.4	57	275	241
44	1,078	44.2	505	65.0	702	2,285	2,435
45	212	41.4	289	98.0	158	659	511
46	424	51.0	207	76.0	211	842	830
47	311	25.0	557	61.7	317	1,185	1,244
48	258	15.8	406	40.6	639	1,303	1,632
49	141	14.5	301	45.5	493	935	970
50	511	29.1	372	50.4	495	1,378	1,752

Table 9

HOUSING UNITS BY AGE GROUPS

Census Tract#	Over 30 Years Built Before 1940	% of 1970 Housing Units Built Before 1940	20 to 30 Years Built 1940 to 1950	% of 1970 Housing Units Built Before 1950	10 to 20 Years Built 1950 to 1960	Total Housing Units 4-1-60	Total Housing Units 1970
51	434	39.4	208	58.4	288	930	1,099
52	303	9.5	251	17.3	1,205	1,759	3,186
53	4	0.1	2,090	61.5	1,451	3,545	3,400
54	91	3.0	601	23.2	1,214	1,906	2,973
55	617	21.4	703	46.7	1,222	2,542	2,826
56	257	26.1	264	53.0	730	1,251	982
57	11	0.4	108	5.1	2,246	2,365	2,304
58	82	9.2	179	29.4	620	881	886
59	361	35.8	101	45.9	602	1,064	1,006
60	237	33.3	133	54.6	310	680	677
61	414	28.0	120	36.1	596	1,130	1,477
62	722	73.9	501	100.0	177	1,400	977
63	735	43.0	709	84.6	403	1,847	1,707
64	364	14.5	1,123	59.4	806	2,293	2,504
COUNTY TOTALS	32,141	29.1	26,695	53.4	38,800	97,636	110,128

SOURCE: 1960-1970 Census

A comparison between age of housing and condition of housing indicates where there is a high percentage of units over 30 years old. There is also a high percentage of deteriorating housing units as well as deteriorating environmental conditions. It indicates the necessity for active programs in these areas to encourage conservation of these areas.

5 Size of Rooms, Medium Number of Rooms, Persons per Room

Table 10

(1)

a Average Size of Bedrooms by Census Tract

Census Tract	Sq. Feet	Census Tract	Sq. Feet	Census Tract	Sq. Feet
1	140	22	100	43	120
2	"	23	100	44	120
3	100	24	100	45	100
4	100	25	120	46	100
5	140	26	120	47	100
6	120	27	120	48	100
7	"	28	160	49	120
8	"	29	140	50	120
9	"	30	140	51	120
10	"	31	140	52	120
11	"	32	120	53	120
12	140	33	100	54	120
13	120	34	100	55	120
14	140	35	120	56	120
15	140	36	100	57	140
16	"	37	100	58	140
17	140	38	120	59	120
18	140	39	100	60	120
19	140	40	100	61	100
20	120	41	120	62	100
21	100	42	100	63	100
				64	120

The smaller bedroom sizes indicates generally, where there is over-crowding in dwelling units particularly when the room is 100 square feet or less. A comparison with the tables following indicating "Person per Room" by Census Tract confirms this.

(1) Sample Survey - HAHN, WISE And ASSOCIATES and Bakersfield Planning Staff.

Table 10

b Persons per Room by Percent of Population

<u>Census Tract</u>	<u>Good 1.00</u>	<u>Fair Density 1.01-1.50</u>	<u>Crowded 1.50 +</u>	<u>Median No. Rooms</u>
1	96.4%	3.1%	1.1%	5.1
2	92.7	5.9	1.4	4.3
3	91.1	6.6	2.3	4.2
4	90.0	7.4	2.6	3.8
5	92.6	6.2	1.2	5.4
6	91.7	5.7	2.6	4.0
7	97.6	2.1	0.3	5.5
8	96.6	3.1	0.3	5.5
9*	94.8	4.6	0.6	5.7
10	84.3	11.1	4.6	5.3
11*	88.4	8.4	3.2	4.8
12	90.0	7.2	2.8	4.2
13	84.0	10.1	5.9	4.2
14	92.0	5.3	2.7	4.2
15	80.2	11.3	8.5	4.3
16	91.1	7.0	1.9	3.7
17	98.2	1.5	0.3	5.1
18	97.4	2.2	0.4	5.5
19*	96.2	2.9	0.8	4.8
20	85.6	10.2	4.2	4.6
21	71.9	15.3	12.8	4.0
22	80.7	11.1	8.2	4.3
23+	68.8	17.4	13.8	4.3
24	77.2	11.5	11.3	4.5
25	71.4	17.1	11.5	4.7
26	93.8	5.7	1.5	4.9
27	95.8	3.6	0.6	5.0

* Average of all Census Tracts with primary number - U.S. Census 1970.

Table 10 Persons per Room by Percent of Population

<u>Census Tract</u>	<u>Good 1.00</u>	<u>Fair Density 1.01 - 1.50</u>	<u>Crowded 1.50 +</u>	<u>Median No. Rooms</u>
28 *	96.4%	2.6%	1.0%	5.1
29	93.8	5.0	1.2	5.2
30	88.8	8.4	2.8	4.8
31*	87.9	9.5	2.6	5.1
32*	84.7	10.4	4.9	4.8
33*	88.0	9.4	2.6	4.6
34	95.5	3.5	1.0	4.8
35	96.5	3.0	0.5	4.9
36	94.1	5.0	0.9	4.9
37	84.8	11.7	3.5	4.7
38	91.0	6.9	2.1	5.1
39	75.1	13.8	11.1	4.4
40	77.4	11.8	10.8	4.2
41	88.7	7.5	3.8	4.8
42	78.5	11.8	9.7	4.9
43	87.6	8.9	3.5	5.4
44	79.5	9.8	10.7	4.6
45	79.7	14.6	5.7	4.9
46	76.5	15.1	8.4	4.8
47	74.5	12.8	12.7	4.4
48	69.3	17.2	13.5	4.5
49	86.7	9.2	4.1	4.9
50	90.3	6.4	3.3	4.7
51*	92.8	5.7	1.5	4.8
52	92.5	4.8	2.7	4.0
53	92.0	6.8	1.2	4.4
54	92.3	6.1	1.6	4.7
55*	89.3	6.1	4.6	4.3
56	87.8	10.2	2.0	4.5
57	86.9	11.9	1.2	5.2
58	90.4	7.8	1.8	4.3
59	90.5	7.8	1.7	4.5
60	82.8	6.6	10.6	4.1
61	89.0	8.9	2.1	4.9
62	75.8	13.3	10.9	4.6
63	77.9	11.9	10.2	4.3
64	74.4	12.1	12.5	4.4

Source: U.S. Census 1970.

DWELLING UNIT SIZES

Determination of dwelling unit sizes, based on family size, are as follows:

Table 11. Relation of Bedrooms to Persons

<u>Bedrooms</u>	<u>Persons</u>	<u>Bedrooms</u>	<u>Persons</u>	
			Min.	Max.
2	2 - 5	1	1	3
3	4 - 7	2	2	5
4	6 - 8	3	4	7
5	8 - 11	4	6	9

Source: Kern County Housing Authority Standards

Distribution of numbers of bedrooms deemed desirable for low income families are as follows:

Table 12. Distribution of Bedrooms

<u>Percent</u>	<u>No. of Bedrooms</u>
14%	1 bedroom (elderly only)
12%	2 bedrooms
40%	3 bedrooms
26%	4 bedrooms
8%	5 bedrooms

The larger bedroom sized facilities are primarily for families of farm workers.

Source: H.U.D. Manual

The Department of Housing and Urban Development (H.U.D.) give some reasonable guideline on the number of persons per bedroom and size of family in relation to the number of bedrooms. Their guidelines are geared to prevent over crowded housing, undesirable living and social standards. They are similar to those used by the Kern County Housing Authority.

Presently, several areas have a high percentage of crowded conditions (small number of rooms & large families). According to H.E.W. & H.U.D. standards, the following Census Tracts have overcrowded conditions. Census Tract 21,22,23 & 24, Greater Bakersfield area run from 8% to 12% crowded. Census Tract's 39, east of Shafter and 40, Shafter Planning Area - 10% to 11%. Census Tract 44, Wasco - 10%. Census Tract 42, west of Wasco - 9.7%. Census Tract's 48 and 49, Delano Area - 12 to 13%. Census Tract's 60,62,63 and 64, south of Bakersfield, including Lamont and Arvin - 10 to 12%.

The practical problem involved in overcrowding is that it causes dwelling units to deteriorate much more rapidly. Experience of several housing authorities indicates that maintenance problems increase sharply. Therefore, many housing authorities have developed their own guidelines to remedy this problem as much as they can.

6. Projection of Future Housing Needs

According to the 1970 Census count, the County of Kern had a population of 329,162 which was an increase of over 37,000 people since 1960. If that growth pattern continues at approximately the same pace, the county can expect a population of 404,000 by 1990. This projected population will require 147,570 dwelling units to be adequately housed which does not include second housing presently existing in the area. The table below sets out the population and dwelling unit projections for Kern County:

Table 13. POPULATION AND DWELLING UNIT PROJECTIONS

Year	Popu- lation	Popu- lation per D.U.	Total Units Needed (1)	Units Avail- able (2)	Add'l Units Needed for Period	Add'l Units Needed Accum.
1960	*291,984	3.4				
1970	*329,162	**3.2	(3) 109,000	94,331	14,669	14,670
1975	349,000	3.1	119,300		10,300	24,970
1980	365,000	3.0	128,900		9,600	34,570
1985	385,000	3.0	136,000		7,100	41,670
1990	404,000	2.9	147,600		11,600	53,270

(1) The figures are based on a vacancy rate of 7%. No adjustments were made for normal deletions from the housing stock because these numbers are fairly small and are often cancelled by rounding. Also, 1% of the population is eliminated from the calculations to allow for persons in group quarters, such as boarding houses. The relation of total units presently, to need, is close because of the second housing existing in the county not occupied year around.

(2) Includes all units except those rated as substandard & Cons.Ques.

* U.S. Census Data ** U.S. Census Data Final Report

(3) Total occupied housing units- 101,650, U.S. Census-1970.

Total Housing Units Surveyed 98,126

Less Substd. & Conservation Ques. 15,797

Units Available 82,329

or

Total Housing Units 1970 Census 110,128

Rated Substd. & Conservation Ques 15,797

94,331

The total units needed is derived from the population divided by family size existing or projected to the year 1990 by 5 year increments.

As family size is expected to continue to decrease over the next 20 years, more units will be required for a given population.

The "additional units needed" are based on projected population and on family size plus the number of units needed to replace existing "substandard" and "conservation questionable" dwelling units.

D. MORTGAGE AND RENT FACTORS

1. Monthly Rent and Sales Structure

The main obstacle to the solution of the housing problems in the county is simply the lack of housing at a price people are willing or can pay. The cost of sound housing, whether for the renter or homeowner is often prohibitive to those in the low and moderate income groups.

Rent: The rental structure of homes and apartments available in 1967 was approximately as follows:

1 bedroom	\$ 80 to \$ 90 per month
2 bedrooms	\$100 to \$149 per month
3 bedrooms	\$150 to \$199 per month
4 bedrooms	\$200 +

Source: F.H.A. Field Survey-1967 Greater Bakersfield Area.

Rents have been increasing at the rate of approximately 5% per year throughout the state.** The reduction in residential construction activity has resulted in demand which is substantially greater than available supply of both single family and multiple family units. This situation has caused rents to continually increase at a fairly rapid rate. As indicated above, the growth of family income has not kept pace with increasing rents and dwelling purchase prices.

The 1970 U.S. Census indicates that the median monthly rent throughout the county is \$77; it is \$85 in Bakersfield and the median rent in Delano is \$68. However, approximately 42% of the dwelling units throughout the county have a median rent of between \$60 and \$100. The rental structure of the county varies from \$80 per month for a one bedroom dwelling unit, \$100 to \$149 per month for a two-bedroom dwelling unit to between \$150 and \$190 per month for a three-bedroom, two-bath dwelling unit. There are, of course, many deficient housing units and older housing stock.**

** Field Survey 1971 and Phase 1 Kern County Housing Report

Family housing for farm labor ranges from \$30⁽¹⁾ to \$60⁽¹⁾ per month for cabins and similar units. (Approximately 26% of this type of housing rents for \$59 per month), however, it should be noted that many of the dwelling units in this category are substandard or deteriorating.

Sales: The median cost of housing in Bakersfield is \$16,500, whereas the median cost of housing throughout the county is \$14,000, and in the City of Delano, \$14,400. It is estimated that moderate sound housing in Kern County averages between \$15,000 and \$20,000 in cost per dwelling unit, which means that if a family had enough money to make the required down payment, their monthly payment on the mortgage, including principal, interest, taxes, insurance and mortgage insurance, would be between \$175 and \$200 per month on a 25-year loan.⁽²⁾

(1) F.H.A. Field Survey - 1967

(2) F.H.A. Regional Office

Table 14 Average Assessed Valuation by Census Tracts

Census Tract	Assessed Valuation	Census Tract	Assessed Valuation	Census Tract	Assessed Valuation
1.01	\$3700	19.01	\$3600	37	\$3150
1.02	4200	19.02	3300	38	4200
2	2600	20	2800	39	1900
3	2650	21	1900	40	1600
4	2600	22	1950	41	3400
5	5600	23.01	2400	42	2100
6	2500	23.02	2000	43	4425
7	4200	24	2200	44	3200
8	4300	25	2500	45	1400
9.01	7400	26	3150	46	3000
9.02	5400	27	3800	47	2500
9.03	5600	28.01	11500	48	2950
9.04	2600	28.02	4200	49	3450
9.05	4900	28.03	5200	50	4400
9.06	4350	28.04	5000	51.01	3100
9.07	3650	29	4500	51.02	4700
10	3100	30	3200	52	4275
11.01	3700	31.01	4200	53	4750
11.02	2950	31.02	4200	54	3200
11.03	2400	31.03	2800	55.01	3650
12	2700	32.01	3925	55.02	3150
13	2200	32.02	2925	56	3800
14	2700	33.01	1700	57	3400
15	2600	33.02	3350	58	5000
16	3100	34	2500	59	3500
17	5300	35	4275	60	4800
18	5400	36	2100	61	3500
				62	1800
				63	2300
				64	2000
				County Total	3600

2. Mortgage Payment Structure

As stated previously, the cost of new housing is prohibitive not only to those in the low income groups, but to those in the moderate and middle income groups as well. The homeowners and prospective homeowners are finding it extremely difficult to meet mortgage payments. The mortgage payment structure for a house costing \$11,000 would require a monthly payment of approximately \$98 to \$111 per month on a 25-year loan. Very few structures or homes in this price range are available. A house costing \$20,000 would require a monthly mortgage payment in the range of \$178 to \$202 per month on a 25-year loan. Most homes built by private developers would be in the \$20,000 or more category and more likely would be in the range of \$25,000 to \$35,000.

There is a large percentage of persons residing in the county who are making no house payments, or very small payments. Many of these residents live in sub-standard units, but are unwilling to go to the expense of obtaining new facilities. Often times it is uneconomical to fix up these units or it is impossible to obtain building permits on the same property due to nonconformity to existing regulations. There are a relatively large amount of homes in the smaller communities which have been occupied by the same family for 20 to 30 years.

The existing housing supply is deficient in the number of units available. The cost of housing has increased the serious hardship on low and moderate income residents of Kern County. While low income is officially defined as an annual income of below \$4,000, a local delimitation of \$5,000 and under serves as a more accurate description of the portion of the population most affected by the lack of sufficient low cost (to the consumer) housing. Included within this group are the agricultural workers, both permanent and migrant, the elderly, those employed in service trades and those families with fixed incomes.

3. Effects of Prevailing Rates

The cost of housing in the county is compared with income of the city's residents to determine the ability of the citizens to purchase or rent existing housing. The income characteristics of the city have been outlined above. The estimated monthly cost of purchasing or renting a dwelling in the city is analyzed below.

In order to determine the ability of a purchaser to buy a home in the county, the total monthly cost must be computed. Many variables affect the monthly payment and, consequently make accurate estimates very difficult to obtain. For the purpose of this study, the monthly payment of an \$11,000, a \$20,000 and a \$40,000 house will be made. These hypothetical examples will give an indication of the range of housing available to low and moderate income families. The estimated monthly cost to purchase a single family dwelling in the county priced at \$11,000 would require a minimum of a \$1,118 down payment (including loan charges). The required loan would be slightly more than \$10,000. The total cost per month is estimated then, to be in the range from \$98 to \$111 on a 25-year loan. This would include property taxes, homeowners insurance and mortgage insurance. The lower rate would be at 6½% interest and the higher rate would be the cost at the interest rate of 8½%.⁽¹⁾

A second example was computed to determine the monthly payment to buy a home with 2-bedrooms, 2-baths. It is estimated the cost would be approximately \$20,000 for a modest home. After the closing costs and assumed 10% down payment, the required loan would be slightly more than \$18,200. The cost per month is estimated then, to be in the range of \$178 to \$202 on a 25-year loan. This would also include property taxes, homeowners insurance and mortgage insurance. The lower rate again would be at 6½% and higher rate would be at a cost at the interest rate of 8½%.

Source: F.H.A., Banks, Savings & Loan Organizations.

A third example was computed to determine the monthly payment to by a \$40,000 house. After closing costs, and an assumed 10% down payment the required loan would be slightly more than \$36,000. The total cost per month on a 25-year loan would then range from \$360 to \$410 per month, including property taxes, homeowners insurance and mortgage insurance.

Standards for the portion of the family's income which would be spent on housing are recommended in the Housing & Urban Development Act of 1968. The law suggests that the monthly payment under mortgage or principle, interest, taxes, insurance and mortgage insurance should not exceed 20% of the family's income. Referring to the first example cited, an annual income of over \$6,000 would be required to purchase a \$11,000 home. An annual income in excess of \$12,000 would be required to purchase a \$20,000 home. Using the above standard, the cost of financing and insurance, effectively eliminate a very large percentage of the population from even acquiring the \$11,000 home. A relatively large section of the families in Kern County, would not be in a position to finance a home of \$20,000 or more. These standards might seem unduly restrictive, but they are geared to the lower income group which must meet many other expenses with their limited income.

Rentals in the county also vary considerably. The rent for older homes and apartments are relatively low - \$60 to \$100 per month. The median rent for the county is \$77. The newer 2-bedroom homes and apartments would range in the area from \$100 to \$150 per month. The 3-bedrooms, 2-bath dwelling units would cost from \$150 to \$200 per month.

The Housing and Urban Development Act of 1968 recommends that the monthly rent payment should not exceed 25% of the renter's family income. Based on this standard, the annual family income of \$6,000 to \$8,000 would be needed to afford modern, sound housing of modest size.

While there is a basic open housing policy in the county, this does little in the way of making housing available to low income families. Many families in the county (16%) cannot qualify for rental subsidy (236) housing because 25% of their income leaves too little for food, clothing and other necessities. Appendix 'A' sets out public assistance programs available.

E. HOUSING ANALYSIS

1. Identification of Housing Problems - Unincorporated Areas of Kern County

In recognizing that the housing market transcends jurisdictional boundaries, the people of Kern County are increasingly concerned about the amount, cost, condition and arrangement of housing in both urban and rural areas. The following conditions are known to exist:

a. Both rental and sales housing are in short supply resulting in:

1. Low vacancy rate.
2. High rental and interest rates in relation to per capita income.
3. Limited choice in location, type, and size of unit (limited apartment development).
4. Mobilehomes (Way of Life).
5. Prolonged use of substandard housing.

Some reasons for short supply of low-income housing:

1. Inadequate redevelopment and replacement programs.
2. Limited types of public housing programs now in existence, their full potential has not been realized as yet.
3. Added costs of providing services to outlying, scattered housing developments.
4. Financing limited for construction of low cost housing.
5. Policy of lending institutions are not generally favorable toward low cost housing.
6. Ratio of cost of housing to family income is too high.

b. Concentrations of low income minority and ethnic groups (farm labor groups) occur within distinct communities and neighborhoods. As a result, undesirable environmental conditions may be produced.

c. Cost of standard housing is high in relation to income of certain groups. The source of income for these groups is related to agriculture, oil production, military, unskilled labor in industry and retirement and welfare programs.

d. Significant portion of the permanent and migrant work force needing housing are employed in seasonal agriculture and services.

e. For the past five or six years, new housing, particularly that being constructed by private developers, is essentially serving the medium and medium-high income group, restricting new housing from a substantial portion of the population.

f. The housing market is separated into several geographical markets. The large geographical markets could be broken down to Greater Bakersfield, to rural agricultural areas of the San Joaquin Valley, to the desert and to recreational and mountain areas. There are also submarket areas within these basic groups. No one agency or jurisdiction has the comprehensive responsibility toward developing housing in all these areas. The Kern County Housing Authority has the widest range of responsibility within the county today.

g. Most older communities contain a significant number of substandard housing units.

h. The growth of population in California, both natural and from immigration, has resulted in increased land costs throughout the state. These increases in land development are reflected to some extent in Kern County, also.

i. The rural population of the county is moving to the adjacent urban centers. This rural-urban movement coupled with natural population growth have increased demand on housing and community facilities in these centers. Communities, which are experiencing an out flux or stagnation of population, blame the lack of adequate housing, especially sound low cost housing and adequate facilities as part of the

reason for their failure to attract and retain permanent residents.

j. Growth Rate of Housing Inventory

The slow growth of standard housing inventory, particularly in the last few years, is a problem of considerable magnitude. The net increase in the number of sound housing units has not kept pace with population growth and did little toward replacement of substandard units. A substantial increase in housing starts will be required to meet population pressures and replacement of substandard units.

k. High Percentage of Low Income Families

The housing problem in Kern County is amplified by the high percentage of families with low and moderate incomes. It is estimated 16% of the families living in the county make \$4,000 or less annually. Recently it has been established by the federal agency, that an annual income of approximately \$4,000 for a family of four is considered at the poverty level. These families are unable to purchase or rent sound dwellings without some outside aid. The cost of buying and maintaining a house and/or a car leaves little money for food and other necessities.

l. Cost of Sound Housing and the Price of Land

The cost of land, but particularly materials and financing have been increasing rapidly over the last few years. Inflation has drastically increased the purchase price of dwellings.

m. The growth of income in Kern County has not kept pace with the average in California. Growth in median income, in Kern County, is below that for the state as a whole. The county has approximately \$8,000 median income, while the state has a median of \$9,000. A combination of high, and rapidly increasing purchase prices plus a large amount of relatively low income families, has resulted in the elimination of many families in the market for sound housing.

n. There is very little sound housing available in the price range that could be handled by low and moderate income families. Thirty-six percent of the families of the population make less than \$7,000, which could be considered low or moderate depending upon the size of the families.

It is recognized that it is not possible to construct truly low cost housing which meet modern standards with the present construction techniques and high cost of land, labor, materials, and financing. Standard housing can only be low cost to the consumer if subsidized through governmental programs, such as Federally financed assistance plan for urban and rural housing, or associations or Banks or Savings & Loan dedicated to supplying a percentage of housing for low income families, or through improved techniques of construction. Finding adequate housing at a reasonable cost is a problem not only for the low income but also for the middle and moderate income family with incomes up to \$10,000.

2. Actions Underway to Improve Housing

The strict enforcement of the Building, Health and Fire Codes is the ideal method for implementing a countywide program to increase the stock of sound housing. There are extensive code enforcement programs carried out by the county departments. A piece-meal approach has been followed by local and federal agencies to supply sound housing to low income families. The Kern County Housing Authority, HUD, Federal Housing, Farmers Home Administration, OEO and others have aided the low income families in obtaining housing. The major programs have included public housing, Self Help, 235 rent subsidy, 236 mortgage insurance, and 231 housing for the low income elderly. These programs will not by themselves eliminate substandard housing. It can best be accomplished through code enforcement.

The Kern County Health Department has the responsibility to survey and tag substandard units which are dangerous to the health and welfare of the community. They are presently concentrating on vacant

units requiring owners to bring the structures up to code or to demolish them. An accelerated program is needed to be effective in keeping pace with current deterioration.

Zoning and Subdivision Ordinances are subject to continual review and changes. If new concepts are found to be practical for directing urban growth in Kern County, the steps for writing them into the ordinances are taken.

The first step toward developing an active countywide program was the adoption of "Phase I of the Kern County Housing Element" on August 18, 1969 by the Board of Supervisors. It identifies housing needs and generalizes policies for better housing.

The current program is to measure the needs set forth in "Phase I" through actual survey of housing and environmental conditions and analysis of existing economical, financial, social and demographic factors affecting housing today. It should also set forth targets by which scheduled actions by public agencies and private organizations can be based.

3. Current and Past Programs

Many agencies are involved in seeking solutions to the housing problems. These programs include:

a. CODE ENFORCEMENT - An active Code Enforcement Program carried out by the Building, Health and Fire Departments.

b. PLANNING PROGRAMS

1. The present Joint Exercise of Powers Agreement between the Cities of Kern County and the County to prepare a Housing Element for the whole county and a Public Services and Facilities Element for six cities.

2. Preparation of Flood Plain Zoning Ordinance.

3. Preparation of an Open Space and Conservation Element of the General Plan - County-wide.

4. Review of the Subdivision Ordinance, making provisions for new concepts controlling divisions of land.

5. Review the provisions of the Zoning Ordinance and making additions to encourage new concepts in development.

6. Other Programs and Activities

Kern County Housing Element, Phase I, 1969,

Annual Review of Population & Housing - Kern County (1970),

Land Use Survey of rural areas not included in previous surveys, 1969-1970,

Housing Survey in conjunction with current 1970-1971 program,

Establishment of the Citizens Advisory Committee on Community Development as an on going committee, 1971.

c. Programs Administered by Kern County Housing Authority

On going projects of the authority are as follows:

<u>Project</u>	<u>Area</u>	<u>Units</u>
1. Rio Vista	Bakersfield	60
2. Rio Vista Annex	"	22
3. Adelante Vista	"	50
4. Scattered Leased Units	" & County	560
5. Oro Vista	"	184
6. Valle Vista	Delano	62
7. Viva Vista	"	16
8. Monte Vista	Arvin	50
9. Little Village	"	155
10. Terra Vista	Shafter	35
11. Farm Labor Housing has been established in the following areas:		

	<u>Area</u>	<u>Units</u>
	a. Arvin	70
	b. No. Shafter	64
	c. Shafter	60
	d. Shafter	100 (migrant farm labor)
	e. McFarland	60
	f. Wasco	94
12. McFarland		68 (low rent)

d. Programs Administered by Farmers Home Administration are as follows:

Jurisdiction: Low income rural housing loans are permissible where population is under 10,000 people.

1. Self Help Programs (section 502) Loans to low income people building their own homes has been in operation in Kern County since 1967 and 50 - 60 homes have been completed.

2. McFarland - Subdivision of 33 lots with 15 in initial development. Fifteen loans approved in 1971. Ten houses completed in January 1971.

3. Shafter - Ten loans approved.

4. Arvin - Eight loans approved.

5. Shafter - Ten homes completed January 1971.

e. Other Programs within Cities.

1. Bakersfield urban renewal.

2. Wasco Housing Authority - 23 duplexes and 16 triplexes in the last section of Wasco, 1970.

3. O.E.O. Corporation for Rehabilitation of Housing and Technical assistance.

4. Obstacles

Obstacles to solution of the problems are both local and national in origin. Kern County and its cities are subject to the same financial costs and other economic forces that govern the National housing market. The rising costs of land, labor and services represent local obstacles to obtaining adequate housing. The government of the county and each of the cities have mobilized to plan for housing and to collect the necessary data to program needs and formulate policies and devices to provide the needed housing.

Public policies and plans should recognize residential land use needs and the local economic base. The economic base of the county has lead to a diversity of income and of occupations. In response to this diversity, expected variation in types and costs of available housing has occurred. However, the dependence of a large amount of families on agriculture and services has created a gap between incomes and housing costs.

Residential densities vary with the communities and their location. The concepts of sound planning to provide for compatible land uses and to preserve agricultural land and scenic resources can conflict with the desire to allow a distribution of low income families throughout a community. Large lot sizes and relatively high cost of land exclude low income families from certain areas of the community.

Obstacles to solving the housing problems are many and varied. A list of the most apparent obstacles are listed below:

1. Insufficient family income available to finance improvements to bring deteriorating dwellings up to current standards. Most of the homes which could be classed deteriorating are occupied by low or moderate income families and those with fixed incomes.
2. The cost of borrowing money has fluctuated upwards over the last few months. Today's interest rates and availability of money still discourages many homeowners, who otherwise would be actively improving their homes.
3. Current property tax laws penalize the homeowner for making improvements. Assessments are lower on substandard structures. Some families consciously allow the exterior of their homes to deteriorate.
4. Residents are usually unaware of programs available for use in assisting them in upgrading their homes.
5. Local resistance to participation in federally-sponsored programs is common. In many cases, restrictions attached to federal programs discourages their use.
6. There is a lack of coordinated effort encouraging neighborhood improvements. The need for encouragement to rehabilitate deteriorating structures must come from leadership within.
7. Latent neighborhood leadership has not been developed. Citizen participation in leadership is essential to the success of either rehabilitation or conservation programs.
8. Construction of single family units has been discouraged by high interest rates and limited availability of mortgage capital. Low interest rates would increase the availability of mortgage capital and allow private market to supply a greater share of the needed housing.
9. Private investment in construction of new housing for low and moderate income families has not been very lucrative. Investment in other areas where higher incomes are found is more profitable.
10. Public housing and other federally sponsored programs in some instances preempt local control and consequently, are unpopular.

11. The rising costs of land and construction prevent building of new housing units for families of low and moderate income groups without some financial assistance.
12. Inflated, speculative land costs make up a significant portion of the total housing costs. Increasing land costs, without corresponding increases in assessments encourages speculative holding of undeveloped parcels.
13. Heavy dependence on agriculture and service-oriented industries can result in a narrow range of available jobs and corresponding limitations in income.
14. High, seasonable, unemployment, characteristic of areas dependent upon the agricultural industry is a major contributing factor to the large number of low income families.
15. Limited public transportation services which are necessary in low income areas.
16. Housing is a regional problem transcending local political jurisdictions.
17. Funds to aid in providing housing must pass through many agencies before they can be utilized.
18. Many housing programs are complex in nature and are not fully understood by the public.

F. EXISTING PUBLIC POLICY AND POLICY AND STATUTES CHANGES RELATING TO HOUSING

a. Existing Public Policy is as follows:

1. Continuation of the Housing Authority leaseback program for low income groups.
2. Continue to encourage 235 and 236 housing programs in the county.
3. Continue to provide housing programs for the elderly.
4. Certification of the workable program.
5. Continue code enforcement program to eliminate sub-standard housing.
6. Continue amendment of the uniform building code to permit new materials, ie., the County allows plastic pipe, plastic electric wire insulation presently. Also, plumbing, electrical and mechanical codes.

b. The County has the following statutes and plans affecting housing:

1. Uniform building code as amended.
2. Zoning ordinance.
3. Subdivision ordinance.
4. General Plan Elements: Land Use, Circulation, Parks & Recreation, Housing, Airport Facilities.
5. Agricultural Preserve ordinance.

c. Public policy changes are as follows:

1. Encourage contribution of citizen participation in conservation of neighborhoods.
2. Intensify code enforcement.
3. Assist in establishing a technical aid and informational program.
4. Encourage neighborhood leadership in improvement programs in respective neighborhoods.

5. Revise zoning and subdivision ordinances to permit new concepts in development.
6. Intensify program for housing of elderly families.
7. Develop Open Space, Conservation and Seismic, noise - regarding transportation & scenic highway elements of the General Plan.
8. Encourage programs for home and neighborhood improvement.
9. Open Occupancy policy.
10. Assist in obtaining federal grants for installation of Public Services and Facilities, including sewer drainage and water facilities for development of land areas for low and middle income families.
11. Encourage banks, savings and loan organizations and other financial institutions to form associations which will finance a percentage of low income housing needed in the county by accepting low interest-high risk loans.

G. HOUSING PLAN

1. Areas for Scattered Low and Moderate Income Housing

The following areas are recommended for additional and scattered low and moderate income housing in the unincorporated areas of the county:

Areas indicated in and adjacent to each of the established site areas follows:

- a. Delano: Nearly the entire residential area of the city is designated including Census Tracts 48, 49, 50 and a portion of 46 in the unincorporated area. Areas excluded are ED 65 and 67 in the S.E. by area and a small area ED 63 southerly of 20th. Street.
- b. McFarland: All of the residential area southerly of Perkins and generally northerly of Sherwood Street Court No. 47.
- c. Wasco: All of the area southerly of Paso Robles Highway and generally easterly of the High School and Alamo Park Subdivision and running south to Filburn Street, Census Tract 44.
- d. Shafter: All of the city and immediate area excluding Enumeration Districts 95, 102 and 103 east of Mannel Avenue.
- e. Bakersfield: A large percentage of the Greater Bakersfield area is so designated, including Census Tracts 2, 3, 4, 6, 11 through 17, 19 through 23, 25, 26, 27, 29, 30 and a portion of 24.
- f. Arvin: Most of the city southerly of Bear Mountain Boulevard and a small area including Wilson and Stuart Streets and the northerly portions of A, B and C Streets.
- g. Taft: All of the area including Ford City, South Taft and Taft, excluded are Taft heights, Loma Vista, Crestview, East Taft and Irene Avenue and Chevron Place.
- h. Maricopa: All the area generally along Bush Street and southerly of Welch and Ely including ED 461. Ely and Kern Street and the area southerly of Poso Street and east of Stanislaus Street.
- i. Tehachapi: The areas included are Enumeration Districts 432 and 438, generally southerly of the airport to the south bounded by Wells School.
- j. California City: Sections 21 northerly of Randsburg, Mohave Road, Sections 26 and 35, westerly portion of Section 36 and southerly portion of Section 25, southerly of Randsburg-Mohave Road.

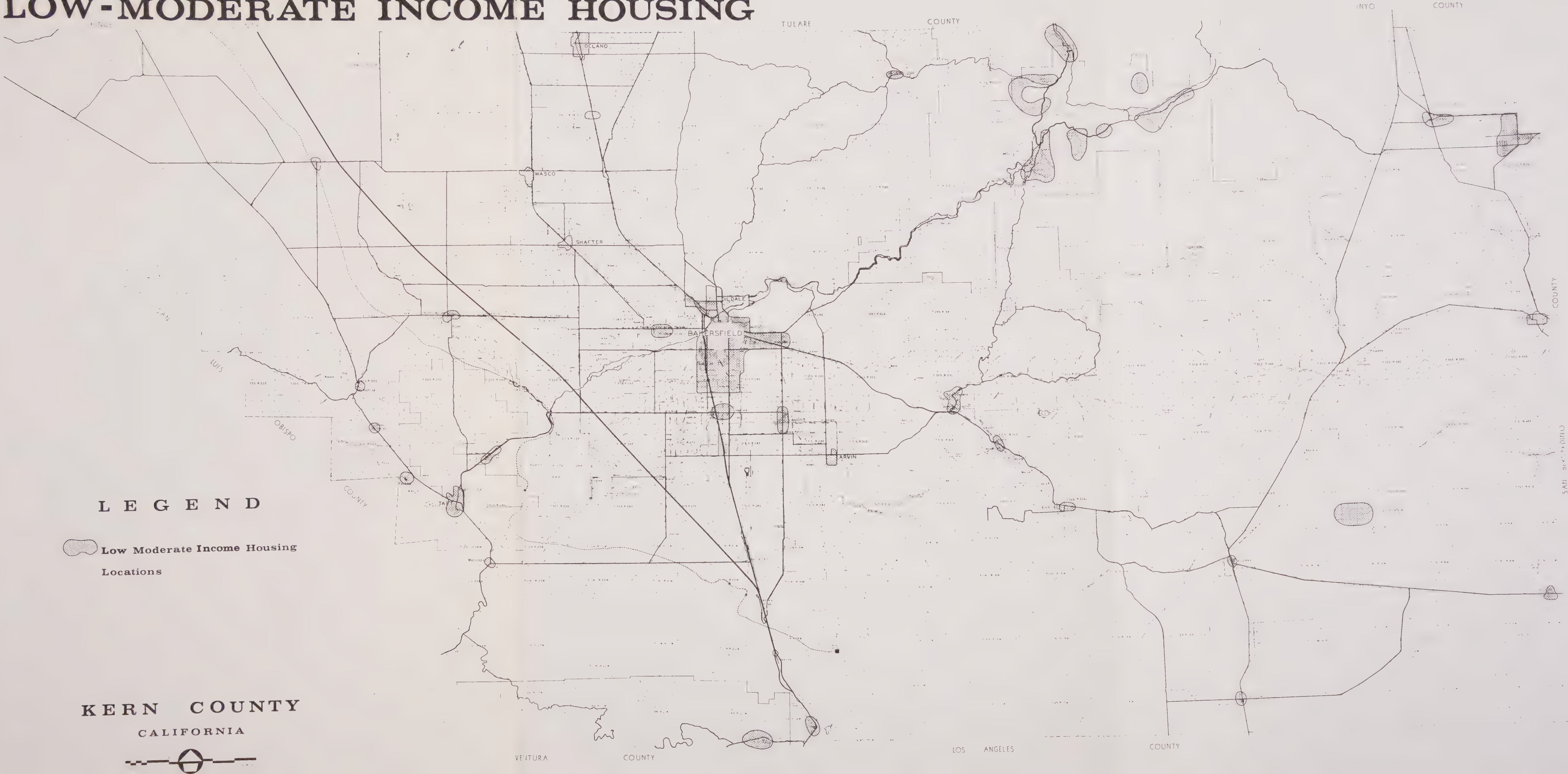
Areas indicated in and adjacent to established unincorporated areas are areas where only small amounts of housing for low and moderate income housing. The number of such units needed in each community will vary from 50 to 600 units by 1990 mostly for farm workers, elderly and retired persons with small incomes. The units can be established within the established communities: (1)

- a. Lost Hills (30 units by 1990)
- b. Button Willow area (50 units)
- c. Frazier Park (100 units)
- d. McKittrick area (90 units)
- e. Lamount area (450 units)
- f. Rosamond (100 units)
- g. Boron (150 units)
- h. Mohave (135 units)
- i. Isabella, including rural area (420 units)
- j. Glenville rural area (135 units)
- k. Rosedale area (180 units)
- l. Greenfield-Panama (300 units)
- m. China Lake (450 units)
- n. Ridgecrest area (600 units)
- o. Inyokern (200 units)


Scattering of low and moderate income families is recommended because of the social advantages to these families and to avoid "projects" which tend to become ghettos. The families tend to try to keep up with standards of maintenance established in the neighborhood. A maximum of 3 to 4 families per normal block is recommended, the map following indicates areas for housing low and moderate income families.

- (1) The number of units recommended has been projected on the basis of percentage of senior citizens and low income families anticipated in 1990.

LOW-MODERATE INCOME HOUSING



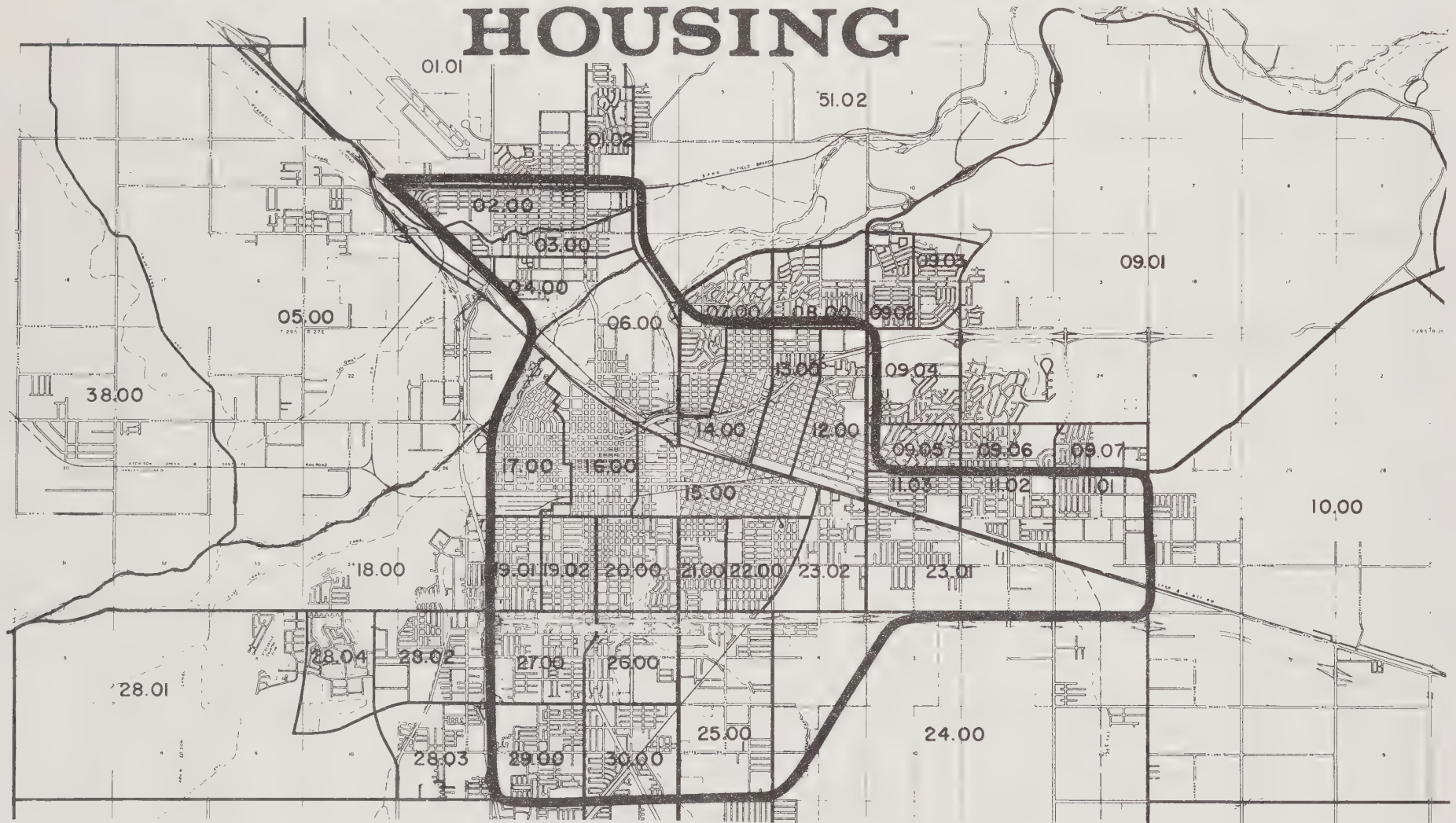
LEGEND

 Low Moderate Income Housing
Locations

KERN COUNTY
CALIFORNIA



AREAS FOR SCATTERED LOW-MODERATE INCOME HOUSING



LEGEND

- AREAS FOR SCATTERED LOW - MODERATE INCOME HOUSING
- CENSUS TRACTS




LOW - MODERATE INCOME HOUSING

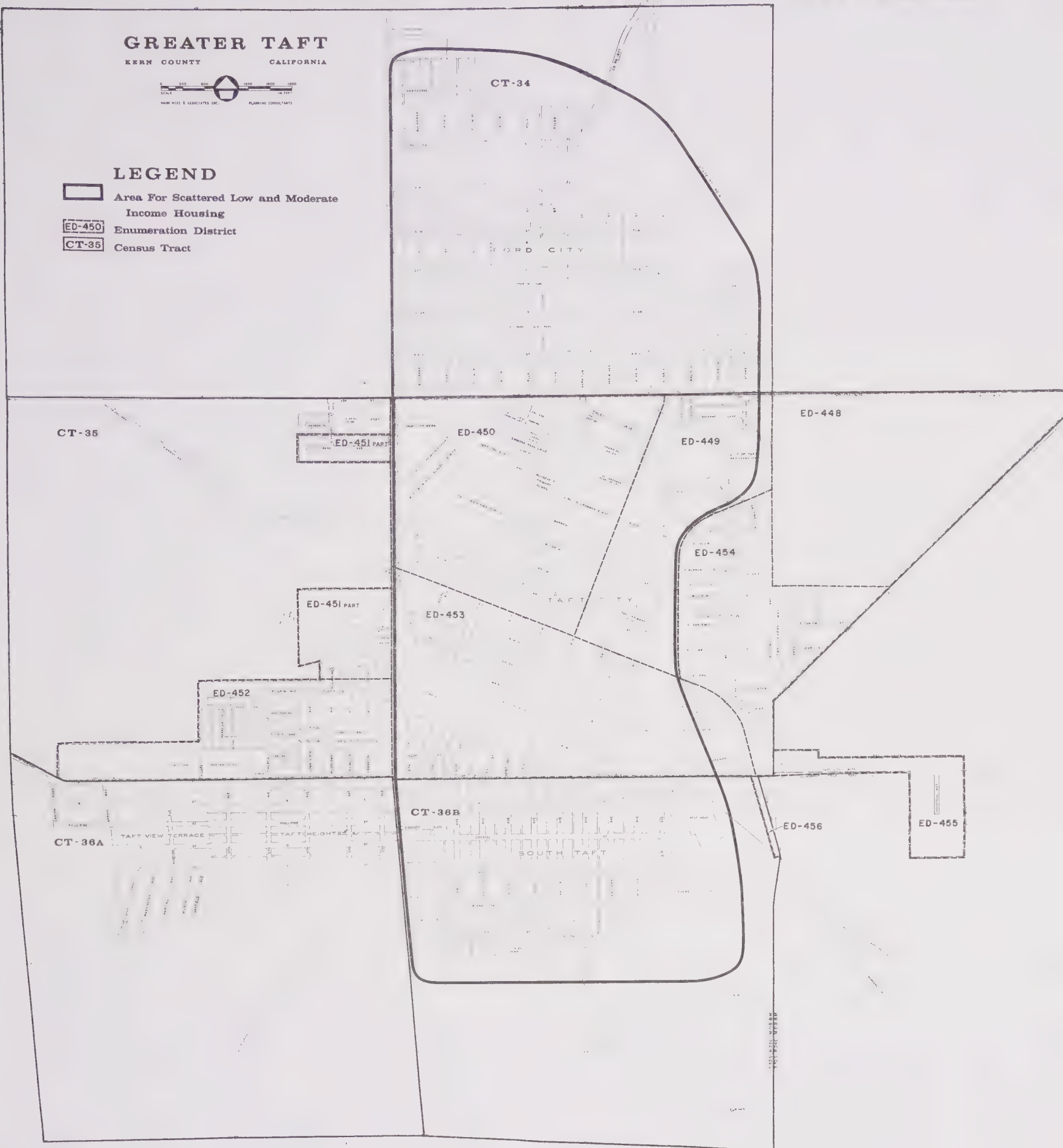
GREATER TAFT

KERN COUNTY CALIFORNIA



LEGEND

-  Area For Scattered Low and Moderate Income Housing
-  ED-450 Enumeration District
-  CT-35 Census Tract



2. Recommendation - Housing Plan

The Housing Plan consists of two parts; (1) the map showing the type of treatment required in the various residential areas, and (2) the map depicting the density and type of residential development planned for each area. The type of treatment planned for the county's residential areas ranges from removal of dilapidated structures to the construction of new housing in undeveloped areas immediately surrounding established communities. The population and dwelling unit projection of each area is set out below and in Appendix "C".

The criteria used to determine the type of treatment planned in each area is indicated in Appendix "B" of this report.

The Housing Plan, Local Statistical Area (L.S.A.) by Census Tracts, and Communities.

Following is a brief description of each L.S.A. Census Tract or combination of Census Tracts and communities. The description indicates the existing and potential housing and the treatment recommended for improving housing conditions.

A. L.S.A. 7 - Delano-McFarland and Surrounding area, including Census Tracts 46, 47, 48, 49 and 50.

There are presently 6,428 dwelling units in the Delano-⁽¹⁾ McFarland area with a population of 21,142. The population per household is 3.29 persons. The present condition of housing in the area is indicated in section "C", page 13.

It is projected that the population will be 24,000 in the Delano area in 1990. There will be an estimated requirement of 8,520 dwelling units including replacement of the 839 "Substandard" units plus a substantial proportion of the 1,161 units that are rated "Conservation Questionable".

(1) Not including 4,177 persons in McFarland

Note: Population and dwelling unit count: U.S.Census.
Condition of dwelling units, field survey by Kern Co. Planning Department, City Staff and Consultant.

Treatment recommended in the Planning Area is primarily conservation and rehabilitation of existing housing, as well as enlargement of the housing inventory.

There is ample acreage to provide for the housing projected in the area.

1. Conservation Housing Proposed

Approximately one-half of the residential areas are designated as conservation areas. These extensive areas of conservation are a direct reflection of the poor and deteriorating housing conditions.

Immediate and positive action should be initiated by the cities and the county for upgrading housing in these areas. The jurisdiction should institute an action program with the cooperation of the County Housing Authority. Residents in these areas should be made aware of, through a technical aid program sponsored by the Housing Authority, of the various assistance programs available to them.

Volunteer assistance should be used whenever possible to help formulate realistic solutions to the housing problems based on first hand experience in the neighborhood. Volunteer assistance would also help hold down the costs of administration. The "Homeowners or Renters Association" is one possible means of getting the public interested in doing something about their poor housing conditions.

2. Rehabilitation of Substandard Housing Areas Proposed

Nearly one-half of the residential neighborhoods are designated for rehabilitation and clearance if necessary. Incidence of substandard housing in rehabilitation and clearance areas ranges from 16% to 53% of all units.

These areas should be improved with the cooperation and assistance of the County and City Departments, County Housing Authority and citizens. The treatment could rely partially in improvement of individual units. However, several concentrated areas of blight will require clearance and code enforcement.

Those rehabilitation areas designated as "Transition" housing should, through regular plan review, zoning administration, code enforcement or redevelopment, be converted to medium density housing to between 8 and 15 units per acre. The opportunity exists here to encourage the private developer to utilize new concepts of residential development, such as clustering, townhouses, garden apartment, or other innovative forms.

3. New Housing Proposed

The areas shown for new housing on the plan will hold most of the projected additional 2100 units. The remainder can occur in the area shown as transition housing on the plan where the planned density will be increased from 4 units per gross acre to a range of 8 to 15 units.

B. LSA-8 Shafter Planning Area, Census Tract 41 and the surrounding area Census Tract 39,40 & 42

This area has a present population of 10,975 with 3.3 persons per dwelling unit. There are a total of 3,323 dwelling units in Census Tract 41 and in Census Tract 40 immediately surrounding the city. The condition of the dwelling units is indicated in Section 'C', page 14.

1. Conservation Housing Proposed in Plan

Approximately 2/3 of the residential neighborhoods in the area are designated as conservation areas. These extensive areas of conservation are a direct reflection of the poor and deteriorating housing conditions in the area.

Immediate and positive action should be initiated by the city and county for upgrading housing in these areas. The jurisdiction should institute an action program with the cooperation of the Kern County Housing Authority. Residents in these areas should be made aware, through a technical aid program sponsored by the Housing Authority, of the various assistance programs available to them.

Volunteer assistance should be used whenever possible to help formulate realistic solutions to the housing problems based on first hand experience in the neighborhood. Volunteer assistance would also help hold down the costs of administration. The "Home-owners or Renters Association" is one possible means of getting the public interested in doing something about their poor housing conditions.

2. Rehabilitation of Substandard Housing Areas Proposed in Plan.

More than one fifth of the residential neighborhoods in the area is designated for rehabilitation and clearance if necessary. Incidence of "Substandard" housing in these areas ranges from 10 to 70% of all units, and where conservation is questionable, the range is from 8 to 30%.

These areas should be improved with the cooperation and assistance of the County Housing Authority . The treatment could rely partically on improvement of individual units. However, several concentrated areas of blight will require clearance and code enforcement.

Those rehabilitation areas designated as transition housing should, through regular plan review, zoning administration, code enforcement or redevelopment, be converted to medium density housing to approximately 8 units per acre. The opportunity exists here to encourage the private developer to utilize new concepts of residential development, such as clustering, townhouses, garden apartments, or other innovative forms.

3. New Housing Proposed in Plan.

The areas shown for new housing on the plan will hold most of the projected 500 additional units. The remainder can occur in the area shown as transition housing on the plan where the planned density will be increased from 4 units per gross acre to 8 units.

The Shafter Area General Plan shows residential expansion bordering the city on all sides and these areas should be more than ample to provide for expansion of residential development with foreseeable future.

C. LSA-6 The Wasco Area, including Census Tracts 43,44 and 45.

The Wasco area has a population of 9,999 with 3.3 persons per dwelling unit. There are only a few scattered dwellings units in Census Tract 45. There are a total of 3,007 units in Census Tracts 43 and 44. The condition of dwelling units in the area is indicated in Section 'C', Page 13.

The projected population for the Wasco Planning Area would be approximately 10,600 persons with a population per dwelling unit of 3.0. The total additional dwelling units needed for the Wasco Planning Area is estimated at 760 units.

The Housing Plan indicates the treatment for the area will be approximately the same as for the Delano-McFarland area; namely, rehabilitation and conservation of housing and environment in the area, with replacement of some 583 substandard units in the area.

There is ample land area to take care of the additional units required in the Wasco area and yet be in conformance with the General Plan.

1. Conservation Housing Proposed

Approximately one-half of the residential neighborhoods in the Wasco area and the balance of L.S.A.6 are designated as conservation areas. These extensive areas of conservation are a direct reflection of the poor and deteriorating housing conditions.

Immediate and positive action should be initiated by the City and County for upgrading housing in these areas. The jurisdiction should institute an action program with the cooperation of the Housing Authority. Residents in these areas should be made aware, through a Technical Aid Program sponsored by the City or Housing Authority, of the various assistance programs available to them.

Volunteer assistance should be used whenever possible to help formulate realistic solutions to the housing problems based on first hand experience in the neighborhood. Volunteer assistance would also help hold down the costs of administration. The "Homeowners or Renters Association" is one possible means of getting the public interested in doing something about their poor housing conditions.

2. Rehabilitation of Substandard Housing Areas.

More than one-third of the residential area in the Wasco area is designated for rehabilitation and clearance if necessary. Incidence of substandard housing in these areas ranges from 21% to 56% of all units.

These areas should be improved with the cooperation and assistance of the Housing Authority. The treatment could rely partially on improvement of individual units. However, several concentrated areas of blight will require clearance and code enforcement.

Those rehabilitation areas designated as transition housing should, through regular plan review, zoning administration, code enforcement or redevelopment, be converted to medium density housing to between 9 and 15 units per acre. The opportunity exists here to encourage the private developer to utilize new concepts of residential development, such as clustering, townhouses, garden apartment, or other innovative forms.

3. New Housing

The total number of housing units needed to house the 1990 population in Wasco and surrounding area based on a reduced population per household from 3.36 to 3.00 is 3,760 units. The areas shown for new housing on the plan will hold most of the projected 760 additional units required by 1990. The remainder can occur in the area shown as transition housing on the plan where the planned density will be increased from 4 units per gross acre to a range of 9 to 15 units.

D. LSA-13 Arvin - Lamont Area, Census Tract 62, 63 & 64.

There are 17,980 persons presently residing in the area, but a relatively small number of families residing outside of Census Tract 63 and 64. The census indicates 3.47 persons per dwelling unit. There is a total of 5,188 dwelling units in the area. The condition of the structures is indicated in Section 'C'.

By 1990 the population is projected to approximately 17,500 persons, with 3.0 persons per dwelling unit. A total additional dwelling units that will be required at this time is estimated to be 6,210. This includes the present 550 substandard units.

According to the proposed Land Use Plan for the areas there is more than ample land to provide the area for the necessary dwelling units. The Housing Plan shows that the primary treatment of the area will be redevelopment, rehabilitation and conservation, with replacement of the substandard dwelling units in addition to the additional units required per population growth by 1990.

1. Conservation Housing Proposed

Approximately one-half of the residential neighborhoods in the area are designated as conservation areas. These extensive areas of conservation are a direct reflection of the poor and deteriorating housing conditions.

Immediate and positive action should be initiated by the city and county for upgrading housing in these areas. The jurisdictions should institute an action program with the cooperation of the County Housing Authority. Residents in these areas should be made aware, through a Technical Aid Program sponsored by the Housing Authority, of the various assistance programs available to them.

Volunteer assistance should be used whenever possible to help formulate realistic solutions to the housing problems based on

first hand experience in the neighborhood. Volunteer assistance would also help hold down the costs of administration. The "Homeowners or Renters Association" is one possible means of getting the public interested in doing something about their poor housing conditions.

2. Rehabilitation of Substandard Housing areas Proposed

Nearly two-thirds of the residential area is designated for rehabilitation or clearance if necessary. Incidence of substandard housing in these areas ranges from 17% to 73% of all units.

These areas should be improved with the cooperation and assistance of the County Housing Authority. The treatment could rely partially on improvement of individual units. However, several concentrated areas of blight will require clearance and code enforcement.

Those rehabilitation areas designated as transition housing should, through regular plan review, zoning administration, code enforcement or redevelopment, be converted to medium density housing to between 8 and 15 units per acre. The opportunity exists here to encourage the private developer to utilize new concepts of residential development, such as clustering, townhouses, garden apartments or other innovative forms.

3. New Housing Proposed

The areas shown for new housing on the plan will hold most
(1)
of the projected 6,210 additional units. The remainder can occur in the area shown as transition housing on the plan where the planned density will be increased from 4 units per gross acre to roughly 8 to 15 units.

(1) LSA - 13

E. LSA-11 Greater Bakersfield Area - Census Tracts 1 - 31

This statistical area presently has a population of 178,316 with a population per dwelling unit of 2.98. There are presently 59,817 dwelling units in the area. Bakersfield has a population of 79,480.

The population projected for 1990 is 224,000 with a population per dwelling unit of 3.0. A minimum of 79,480 dwelling units will be required to house the population projection for this statistical area.

1. Conservation Housing Areas Proposed

Approximately 10% of the residential areas in the area of Bakersfield are designated as conservation areas. These areas of conservation are a direct reflection of the deteriorating housing conditions in some areas in the city.

Immediate and positive action should be initiated by the city and county for upgrading housing in these areas. The city and county should continue to cooperate with the Kern County Housing Authority. Residents in these areas should be made aware, through a technical aid program sponsored by the city and Kern County Housing Authority, of the various assistance programs available to them.

Volunteer assistance should be used whenever possible to help formulate realistic solutions to the housing problems based on first hand experience in the neighborhood. Volunteer assistance would also help hold down the costs of administration. The Homeowners or Renters Association is one possible means of getting the public interested in doing something about their poor housing conditions.

2. Rehabilitation of Substandard Housing Areas Proposed

Some of the Census Tracts have substantial areas that should be designated for rehabilitation and clearance if necessary. Incidence of "Substandard" housing in these areas ranges from 10% to 22% of all units, and where "Conservation Questionable", the range is from 5% to 23%.

These areas should be improved with the cooperation and assistance of the County Housing Authority. The treatment could rely partially on improvement of individual units. However, several concentrated areas of blight will require clearance and consistent code enforcement.

Those rehabilitation areas designated as transition housing should, through regular plan review, zoning administration, code enforcement or redevelopment, be converted to medium density housing to approximately 8 units per acre. The opportunity exists here to encourage the private developer to utilize new concepts of residential development, such as clustering, townhouses, garden apartments or other innovative forms.

3. New Housing Proposed

The population projected for the City of Bakersfield for 1990 is 117,750, which represents an increase of approximately 48,235 persons. The total number of housing units needed to house the 1990 population based on a reduced population per household from 3.0 to 2.9 is about 42,530 units, or an additional 19,610 units.

The population for the Greater Bakersfield Area is 183,331 persons. The population projected for this area is 232,100 persons for 1990 which represents an increase of approximately 48,769 persons. The total number of houses needed to house the 1990 population of the Greater Bakersfield Area, based on the reduced population per household,

is approximately 85,000 units (with a 7% vacancy factor). The areas shown for new housing on the plan will hold most of these additional units. The remainder can occur in the area shown as transition housing on the plan where the planned density will be increased from 4 units per gross acre to 8 units.

F. LSA-2 Greater Taft, Maricopa Planning Area and McKittrick, including Census Tracts 33.01, 34, Ford City; 35, Taft; 36, South Taft and Taft Heights.

The Taft, Maricopa area has a population of 15,750 with 2.62 persons per dwelling unit in 1970. There are 6,018 dwelling units in the area. The condition of these dwelling units is indicated in Section 'C', Page 14. The City of Taft has one-third of the population of the Greater Taft area.

1. Conservation Housing

Approximately half of the residential areas in the area are designated as conservation areas. These extensive areas of conservation are a direct reflection of the poor and deteriorating housing conditions in Taft, Ford City, South Taft, Maricopa and McKittrick.

Immediate and positive action should be initiated by the cities and county for upgrading housing in these areas. The cities and county should institute an action program with the cooperation of the Kern County Housing Authority. Residents in these areas should be made aware, through a technical aid program sponsored by the housing authority, of the various assistance programs available to them.

Volunteer assistance should be used whenever possible to help formulate realistic solutions to the housing problems based on first hand experience in the neighborhood. Volunteer assistance would also help hold down the costs of administration. The Homeowners or Renters Association is one possible means of getting the public interested in doing something about their poor housing conditions.

2. Rehabilitation of Substandard Housing Areas

More than 45% of the residential area of Taft, Ford City, South Taft and Maricopa is designated for rehabilitation and clearance if necessary. Incidence of substandard housing in these areas ranges from 10 to 36% of all units, and where conservation is questionable, the range is from 35% to 50%.

These areas should be improved with the cooperation and assistance of the County Housing Authority. The treatment could rely partially on improvement of individual units. However, several concentrated areas of blight will require clearance and code enforcement.

Those rehabilitation areas designated as transition housing should, through regular plan review, zoning administration, code enforcement or redevelopment, be converted to medium density housing to approximately 8 units per acre. The opportunity exists here to encourage the private developer to utilize new concepts of residential development, such as clustering, townhouses, garden apartments, or other innovative forms. Much of this land is presently owned by oil companies and leased to persons to build homes on the property. This tends to complicate the problem.

3. New Housing

The population projected for this entire area is 13,000 persons for 1990. The total number of houses needed to house the 1990 population of the Greater Taft and Greater Maricopa areas, based on the reduced population per household, is approximately 5,330 units. The areas shown for new housing on the plan will hold most of these additional units. The remainder can occur in the area shown as transition housing on the plan where the planned density will be increased from 4 units per gross acre to 8 units. Agreements should also be worked out with the oil companies to sell property to present and future homeowners.

G. LSA-17 & 18 Tehachapi Planning Area - Census Tract 61 and a Portion of 51.01.

There are presently 4,211 persons residing in the City of Tehachapi and approximately 4,601 persons residing in North and South Tehachapi areas. The census indicates 3.41 persons per dwelling unit; there are a total of 1,477 dwelling units in the city and approximately 540 dwelling units outside of the city. The condition of the units is indicated in Section 'C'

1. Conservation Housing Proposed

Only two of the residential areas in Tehachapi are designated as conservation areas. These extensive areas of conservation are a direct reflection of the deteriorating housing conditions in this part of the city.

Immediate and positive action should be initiated for upgrading housing in these areas. The city and county should institute an action program with the cooperation of the Kern County Housing Authority. Residents in these areas should be made aware, through a technical aid program sponsored by the city or housing authority, of the various assistance programs available to them.

Volunteer assistance should be used whenever possible to help hold down the costs of administration. The Homeowners or Renters Association is one possible means of getting the public interested in doing something about their poor housing conditions.

2. Rehabilitation of Substandard Housing Area Proposed.

Only a few houses in the City of Tehachapi are designated for rehabilitation and clearance. Incidence of substandard housing in two areas is small - six substandard houses in the area north of the railroad and four to the south. Where conservation is questionable, the range is from 9% to 16%. In the area outside of the city there are 33 substandard units and 63 deteriorating dwelling units.

These areas should be improved with the cooperation and assistance of the County Housing Authority. The treatment could rely partially on improvement of individual units. However, several concentrated areas of blight will require clearance and code enforcement.

Those rehabilitation areas designated as transition housing should, through regular plan review, zoning administration, code enforcement or redevelopment, be converted to conventional medium density housing to approximately eight units per acre. The opportunity exists here to encourage the private developer to utilize new concepts of residential development, such as clustering, townhouses, garden apartment or other innovative forms.

3. New Housing Proposed

The population projected for the City of Tehachapi for 1990 is 7,000. The total number of housing units needed to house the 1990 population based on a reduced population per household from 3.41 to 3.10 is about 2,400 units or 1,132 additional units or 1,132 additional units.

The population projected for LSA 17 & 18 is 8,000 persons for 1990, which represents an increase of approximately 3,500 persons. The total number of houses needed to house the 1990 population of the Greater Tehachapi Area, based on the reduced population per household, is approximately 2,650 units. The areas shown for "new housing" on the plan will hold most of these additional units. The remainder can occur in the area shown as "Transition" housing on the plan where the planned density will be proposed at from 8 units per gross acre to 12 units.

H. LSA-21,22,23-California City - Part of Census Tract 55.02

There are presently 1,900 persons residing in California City, with very few persons residing outside the city limits, the census indicates 3.13 persons per dwelling unit. A total of 783 dwelling units. The condition of the units is indicated in Section 'C'.

Environmental conditions in most developed areas of the city are good; however, there are some areas that could be improved environmentally. There are only two substandard units.

By 1990 it is estimated by the city that the population will increase to approximately ⁽¹⁾ 10,000 persons. Total additional dwelling units that will be required at this time is estimated at 3,329.

According to the adopted Land Use Element of the General Plan for the city, there is more than ample land available to provide area for the necessary dwelling units. The housing plan shows that the primary treatment of the area will be conservation of both structures and environment since there are so very few substandard dwelling units to remove or rehabilitation of structure should offer no problem.

(1) City Estimate

I. The Housing Plan by other local statistical areas.

Following is a brief description of other local statistical areas indicating existing and potential housing for the area.

LSA-1 Bitter Water and portion of Census Tract 31.01

There are presently 62 dwelling units in this area with a population of 191, the population per household is 3.08.

It is projected that the population in 1990 will be 300 persons with the requirement of 110 dwelling units.

There is a high percentage of substandard structures and poor environment in this sparsely settled area. The primary treatment should be rehabilitation and clearance of the some 40% of the dwelling units considered conservation questionable and substandard. There is, of course, ample area for projection growth in this agricultural area.

LSA-3 Maricopa Flats and portion of Census Tract 33.01

There is presently a population of 645 persons with 3.07 persons per dwelling unit in LSA 3. There are 210 dwelling units at the present time. The projection for the year 1990 is 400 persons with 3.0 persons per dwelling unit is anticipated that no more than 140 dwelling units will be needed by 1990.

The primary treatment in this area should be conservation and rehabilitation, there is ample area for any possible new housing.

LSA-4 Los Padres-Frazier Park - Census Tract 33.02

This area has a population of 2252 persons with 1.71 persons per dwelling unit. There are presently 1,314 dwelling units in the area; it is anticipated that by 1990 there will be 3,500 persons in this area with a population of 1.70 persons per dwelling

unit; approximately 2,190 dwelling units will be needed to house the population. This area has good housing, with only 4% rated substandard and 5% conservation feasible.

The primary treatment should be conservation. Immediate action should be initiated by the county to proceed with a positive action program with volunteer-local cooperation and assistance.

LSA-5 Lost Hills - Portion of Census Tract 45

This area presently has a population of 607 with 3.3 persons per dwelling unit. There are presently 180 dwelling units in the area. The population projected for 1990 is 1,300 persons with 3.0 persons per dwelling unit it is estimated that 460 dwelling units will be required for the projected population.

The primary treatment proposed for proposed for this area is "rehabilitation" and "clearance" of the relatively high percentage of housing rated substandard and conservation questionable, although numerically small.

LSA-9 Buttonwillow - Census Tract 37

This area presently has a population of 2,335 with a population per dwelling unit of 2.94. There are 793 dwelling units in the area. The population projected for 1990 is 1,700 persons with 2.9 persons per dwelling unit. It is estimated that 620 dwelling units will be needed in the area to house that population, therefore, no new areas are needed since a decline in population is projected.

The primary treatment proposed for this area is rehabilitation and clearance of the 257 dwelling units rated conservation questionable and substandard.

Conservation programs should also be encouraged to prevent deterioration of some areas.

LSA-10 Rosedale - Greenacres - Census Tract 38

This area approximately has a population of 4,844 persons with 3.36 persons per dwelling unit. There are presently 892 dwelling units existing.

The population projected for this area is 9,300 persons with a population per dwelling unit of 3.0; a total of 3,300 dwelling units will be required to house this population.

According to the Greater Bakersfield Area Plan there is more than ample land to provide the area for the necessary dwelling units.

The treatment proposed in the area is primarily conservation of existing structures. Some 28% of the structures are in need of conservation. A positive program with voluntary participation of owners should be started immediately.

There is adequate area for the projected 2,400 new dwelling units needed by 1990 in rural expansion area.

LSA-12 Greenfield - Panama - Census Tract 32.01 & 32.02

The present population of this statistical area is 4,774 with 3.10 persons per dwelling unit. There are presently 1,542 dwelling units in this area.

The population projected for 1990 is 6,000 persons with 3.0 persons per dwelling unit. 2,130 dwelling units will be required to house the required population.

The primary treatment for the area proposed is conservation. Twenty-three per cent of the dwelling units are in need of conservation. Another 19% rated conservation questionable should be the subject of investigation to determine whether it is economically feasible to save them.

A program of rehabilitation and clearance should also be initiated as quickly as practical particularly in Census Tract 32.01 which has 21% substandard structures.

LSA-14 Glenville-Woody (Including the Aztec Area) - Northwest portion of Census Tract 51.01

There are presently 2,113 persons in this area with 2.5 persons per dwelling unit. There are 830 dwelling units at the present time.

The population projected for 1990 is 4,500 persons with 2.5 persons per dwelling unit. It is estimated that 1,920 units will be required to house the 1990 population.

The primary treatment proposed for this area is conservation. While only a small percentage of the units are in need of conservation, a program should be initiated to prevent further deterioration.

LSA-15 Isabella Area including Kernville - Census Tract 52

This area has a population of 5,475 persons. Persons per household in 1970 were 1.72. There are 3,072 dwelling units in the area. The projected population for the area is 8,500 persons in 1990 with 1.70 persons per household. 5,320 dwelling units will be needed to house the projected population or approximately 2,250 additional units.

There is ample area indicated to house the projected population.

The primary treatment proposed is conservation, while only a small percentage of the units in the area is in need of conservation, the effort should be made to preserve the existing units.

LSA-16 Walker Northeast Portion - Census Tract 51.01

The present population of this area is 269 with a population per dwelling unit of 1.93. There are presently 139 houses in the area.

The population projected for 1990 is 900 persons with a population per dwelling unit of 1.9. 510 dwelling units will be required to house the projected population.

There is ample area for the projected additional units. No specific program is proposed for the area.

LSA-19 Tejon Southwest Portion - Census Tract 60

There are only 100 persons in this statistical area at the present time with a population per dwelling unit of 2.27. There are 44 dwelling units existing.

The population projected for 1990 is 600 with 2.3 persons per dwelling unit. 280 dwelling units will be required to house the projected population.

There is ample area for the projected expansion. A program of conservation and improvement of environmental problems should be initiated by the County and the property owners.

LSA-20 Indian Wells Valley including Greater Ridgecrest and China Lake Census Tracts 53,54 and 55.01

There is a population of 23,646 persons in this statistical area with 3.23 persons per dwelling unit. There are presently 7,324 dwelling units in the area.

The population projected for 1990 is 27,000 persons with a population per dwelling unit of 3.0. 9,580 dwelling units are required to house the projected population.

There is more than ample land for urban expansion in the area.

The primary treatment proposed in the unincorporated areas is conservation of structures and improvement of environment to prevent further deterioration of areas involved.

LSA-21 to 25 Antelope Valley, Mohave, Rosamond, Boron and Edwards (AFB)

This statistical area has a population of 23,646 persons, including military population and California City with a population per dwelling unit of 3.23. There are presently 7,324 dwelling units in the area.

The data by areas is as follows:

a. Mojave - This area has a population of 2,725 persons with a population per dwelling unit of 2.71. There are 1,006 dwelling units in the area.

The population projected for 1990 is 3,400 persons and with the projection of 2.70 persons per dwelling 1,340 dwelling units will be required by 1990.

b. Rosamond - This area has a population of 2,397 persons with 2.71 persons per dwelling unit. There are 886 dwelling units in the area.

The projection for 1990 is 3,100 persons with 2.70 persons per unit. 1,220 dwelling units will be required by 1990.

c. Boron - This area has a population of 2,910 persons with 2.96 persons per unit. There are 982 dwelling units in the area.

The population projected for 1990 is 3,000 persons with 3.00 persons per unit; 1,060 dwelling units will be required by 1990.

Kern County - Generally

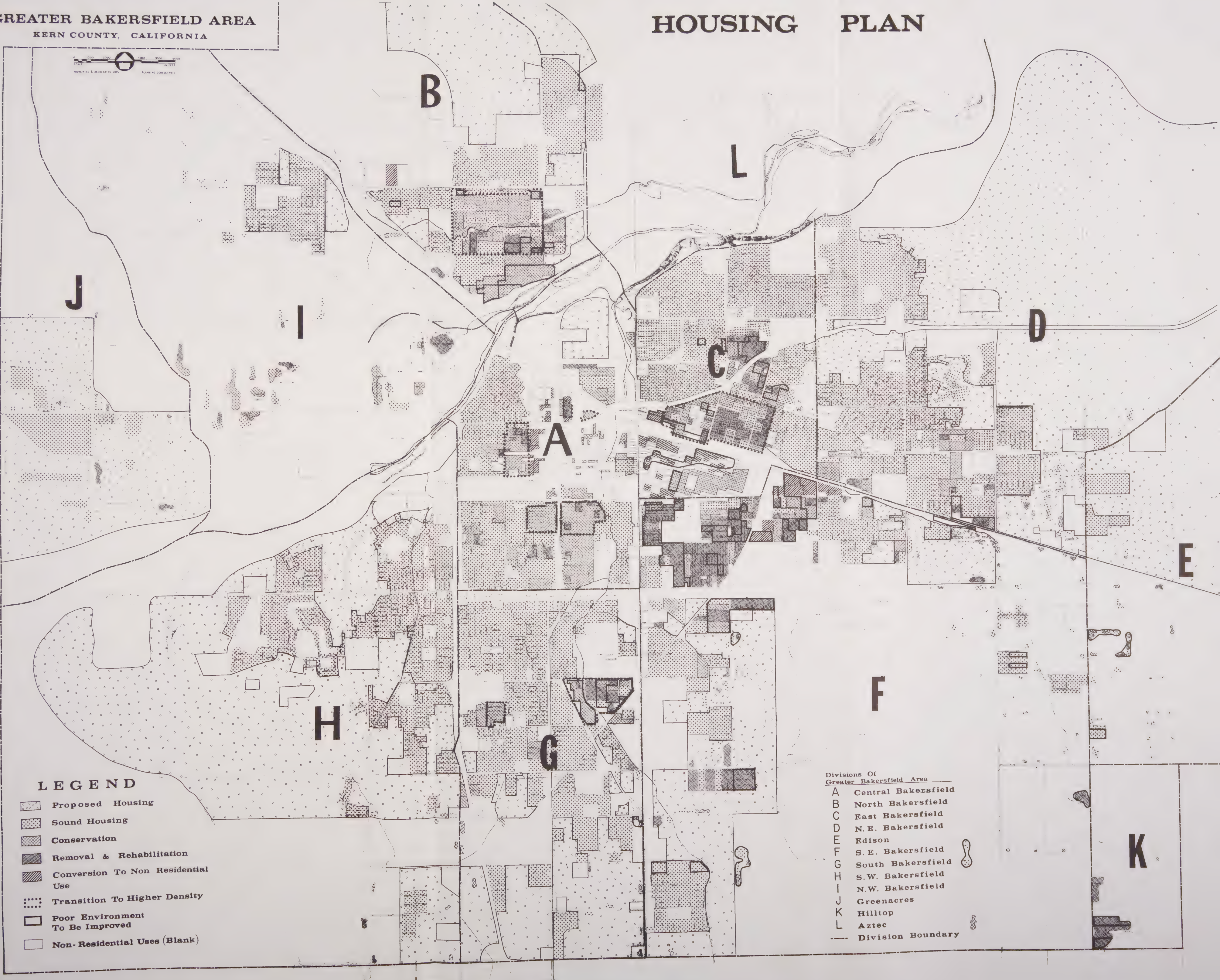
Kern County generally - There are presently 329,162 persons residing in the entire county. The census indicates 3.2 persons per

dwelling unit. There are a total of 110,128 dwelling units in the entire county. The condition of the dwelling units by Census Tract and local statistical area is indicated on the charts in Section "C".

There is ample land in each of the areas for the projected dwelling units and still not violate the provisions of the General Plan. The treatment proposed is set out by specific areas in the preceding pages.

FOR CONSERVATION AND REHABILITATION OF RURAL AREAS





LEGEND








- Proposed Housing
- Sound Housing
- Conservation
- Removal & Rehabilitation
- Conversion To Non Residential Use
- Transition To Higher Density
- Poor Environment To Be Improved
- Non-Residential Uses (Blank)

- Divisions Of
Greater Bakersfield Area
- A Central Bakersfield
 - B North Bakersfield
 - C East Bakersfield
 - D N.E. Bakersfield
 - E Edison
 - F S.E. Bakersfield
 - G South Bakersfield
 - H S.W. Bakersfield
 - I N.W. Bakersfield
 - J Greenacres
 - K Hilltop
 - L Aztec
 - Division Boundary

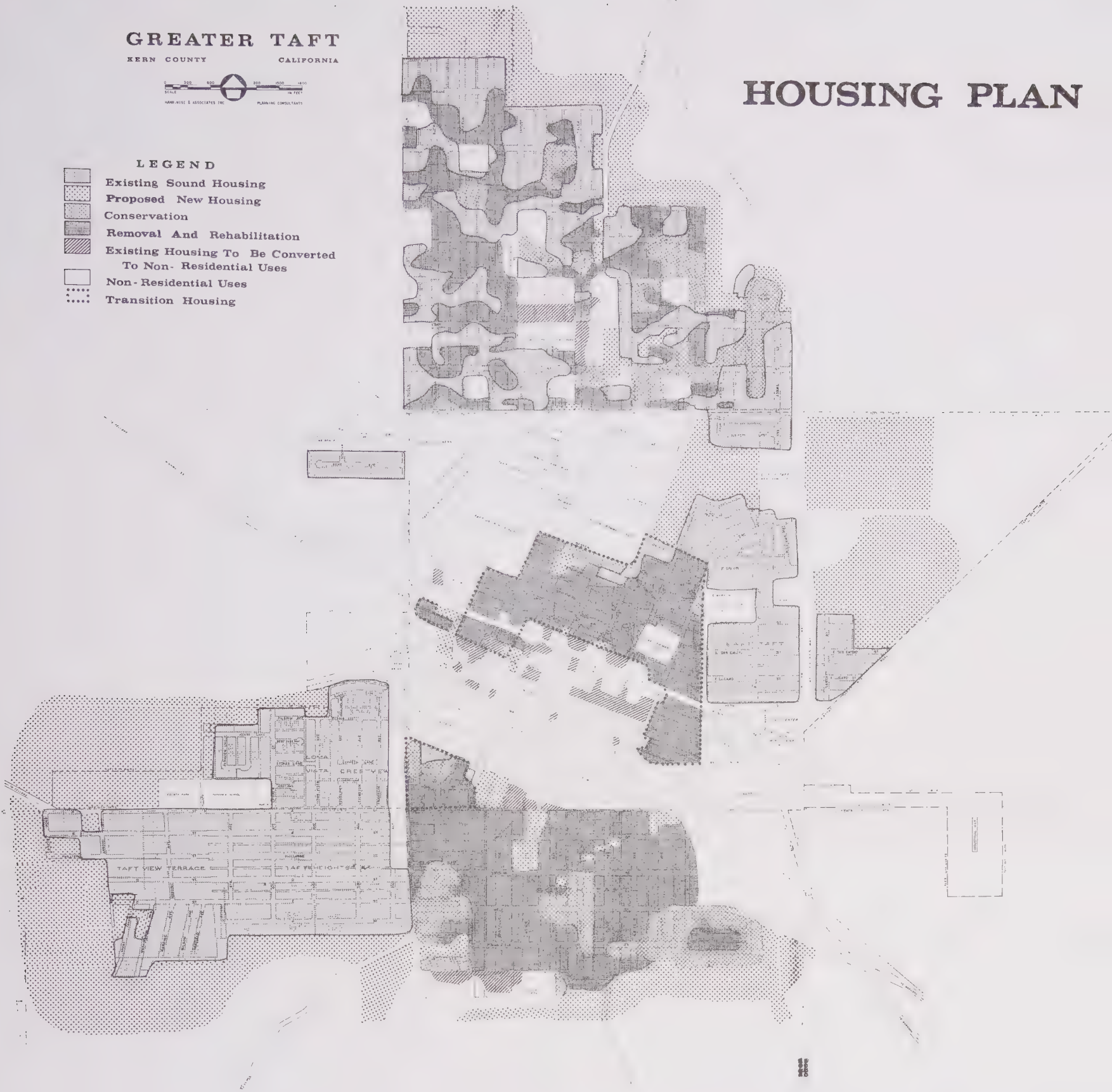
GREATER TAFT
KERN COUNTY CALIFORNIA



LEGEND

-  Existing Sound Housing
-  Proposed New Housing
-  Conservation
-  Removal And Rehabilitation
-  Existing Housing To Be Converted To Non-Residential Uses
-  Non-Residential Uses
-  Transition Housing

HOUSING PLAN

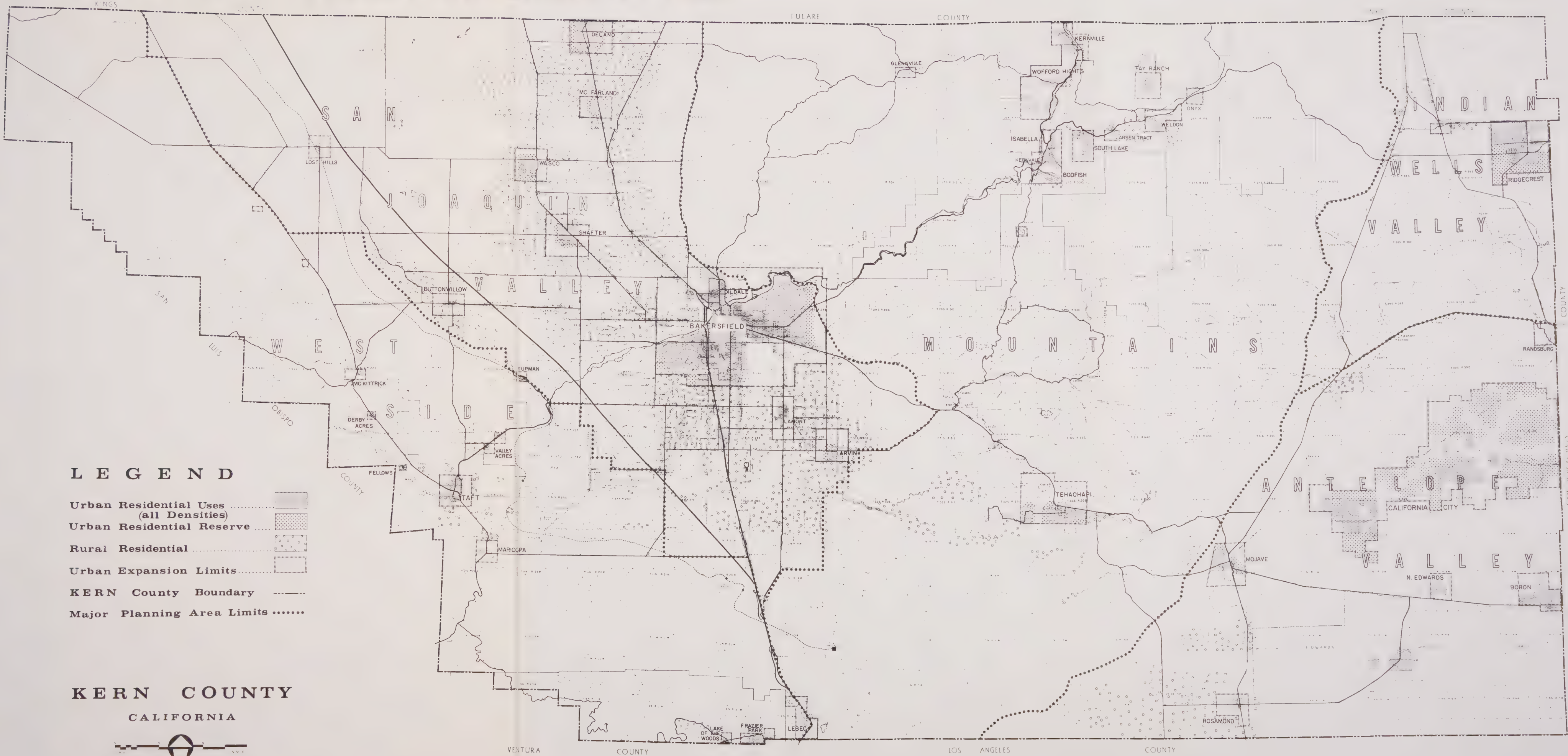


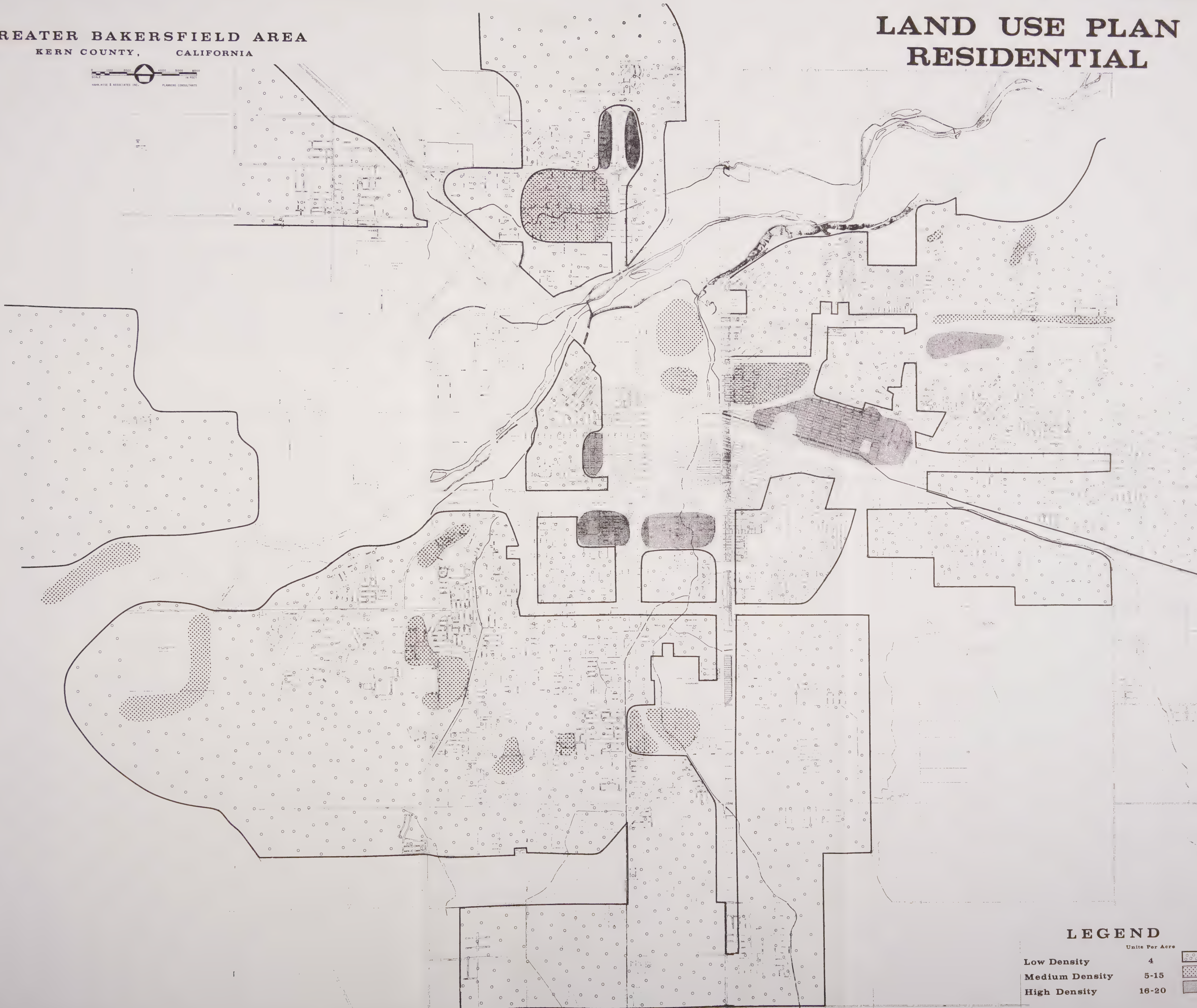
3. Land Use Plan - Residential

The Land Use Plan residential represents the composite Land Use Elements of the various jurisdictions, however, the Land Use Plan is limited to residential land use only, eliminating commercial, industrial and other uses normally shown in a Land Use Plan.

The Plan indicates the recommended locations for "Urban Areas" which would allow all densities in conformance with the zoning in each area "Urban Residential" for expansion of urban areas, if needed, "Rural Residential" which would permit one family per acre and "Urban Expansion Limits" which indicates the recommended limit of urban expansion.

LAND USE PLAN - RESIDENTIAL





LEGEND

	Units Per Acre	
Low Density	4	
Medium Density	5-15	
High Density	16-20	

LAND USE PLAN - RESIDENTIAL

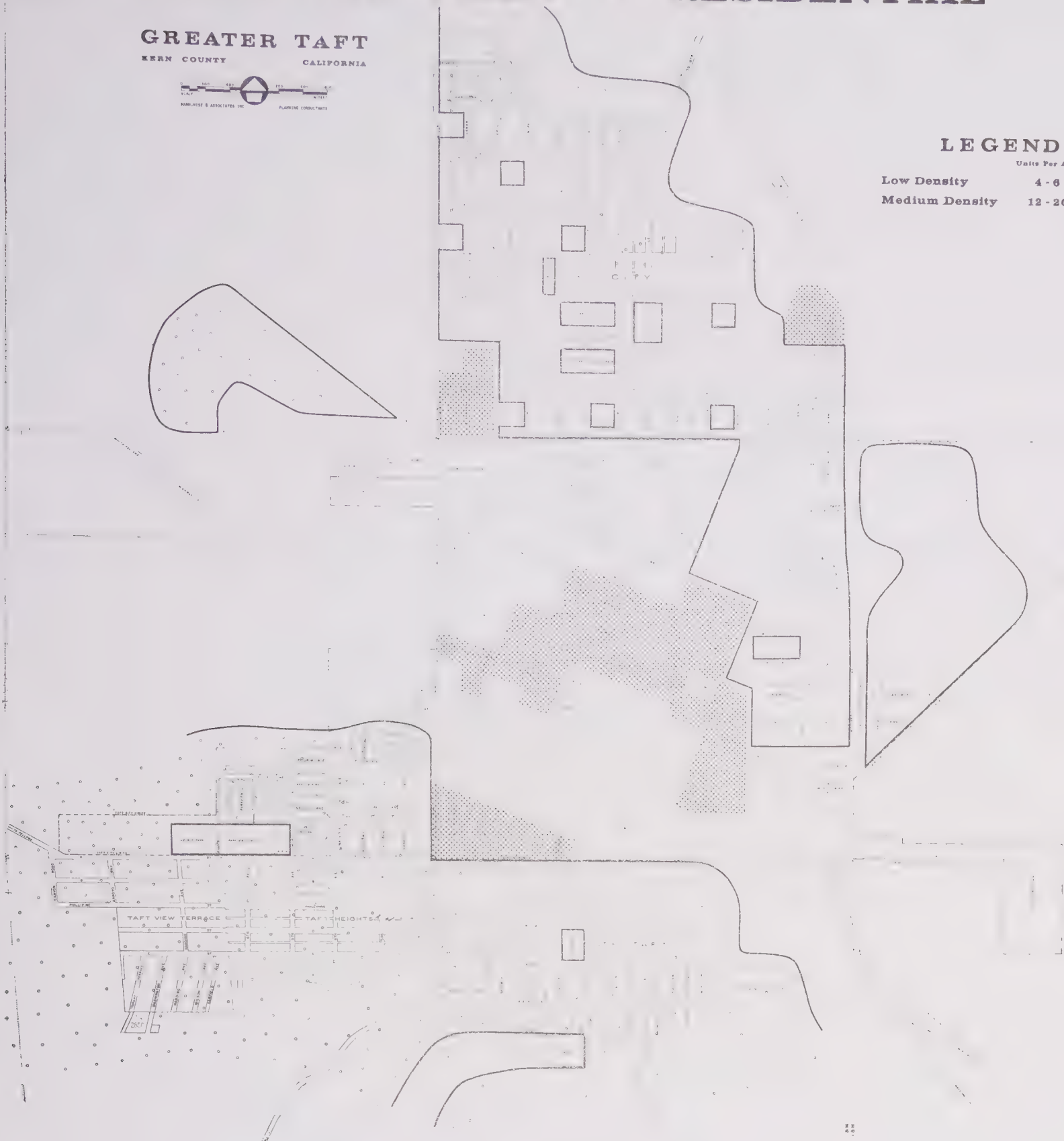
GREATER TAFT
KERN COUNTY CALIFORNIA



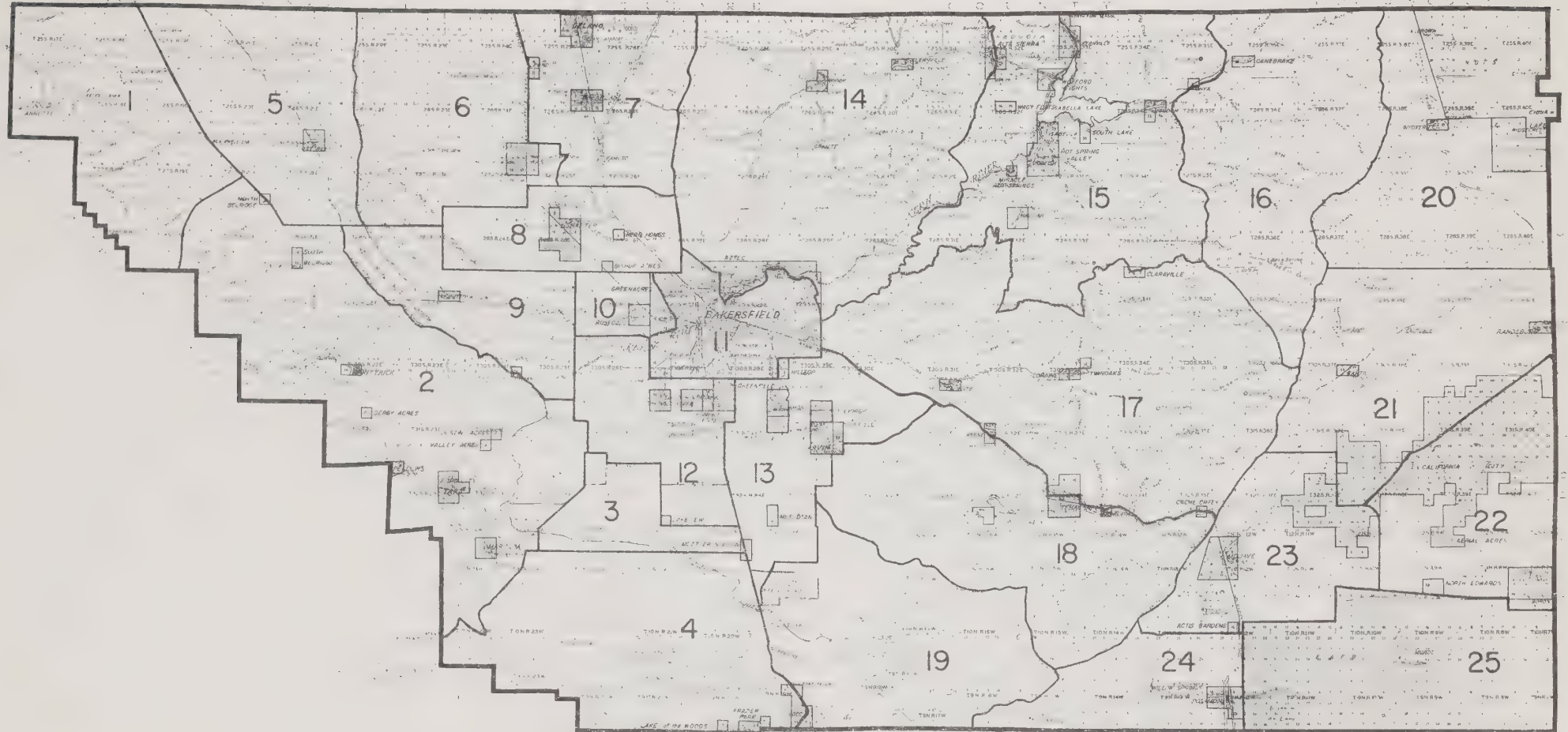
LEGEND

Units Per Acre

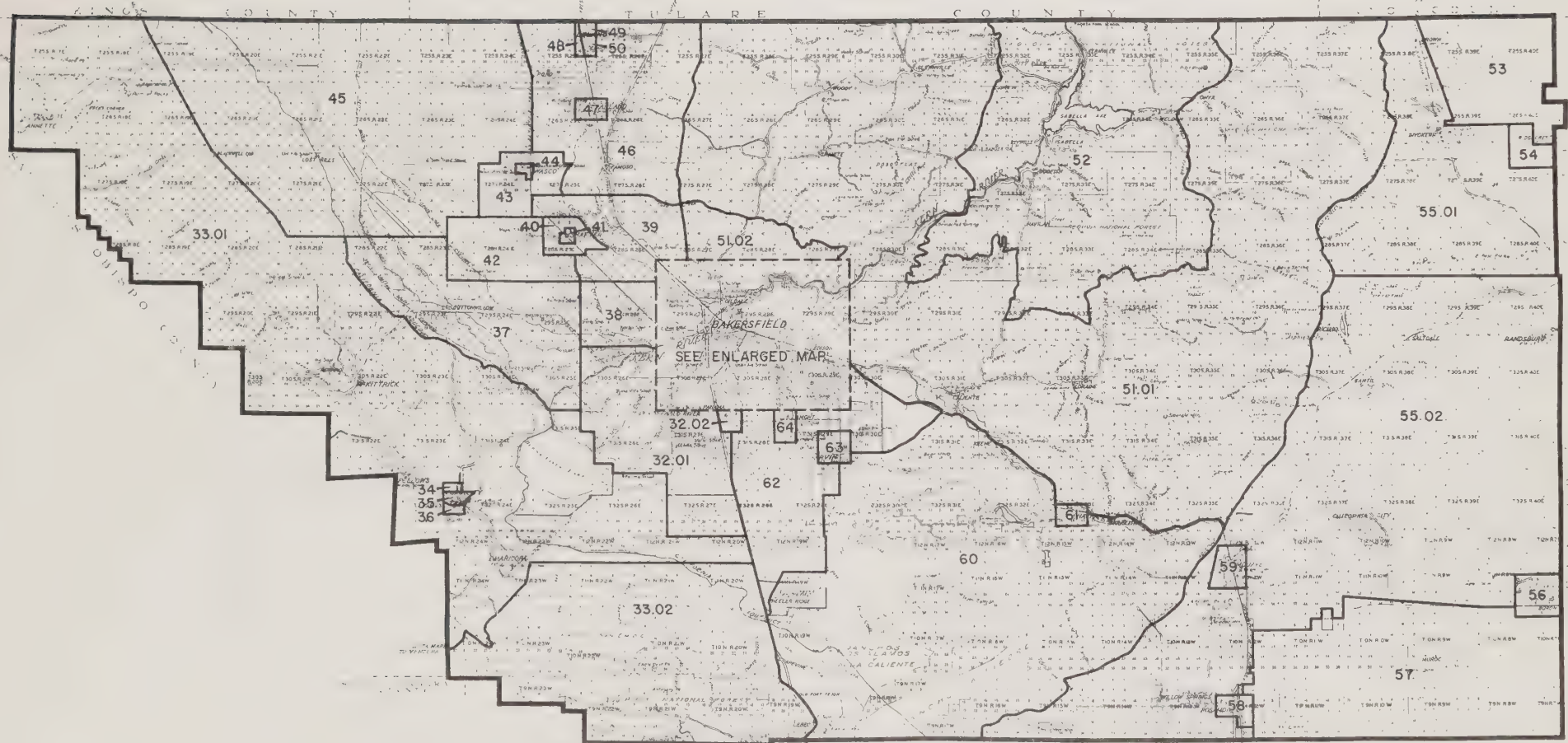
Low Density	4 - 6	
Medium Density	12 - 20	



LOCAL STATISTICAL AREAS



1970 CENSUS TRACTS



4. Outline for Implementation of the Housing Element

The goal of the Housing Element is to provide sound housing and a healthy environment with the related public services and to make them available to all economic, ethnic and racial segments of the population. To achieve this goal the communities within the county and public officials must realize the following actions.

1. The County and its cities should make every effort to encourage local and other developers to rehabilitate deteriorating neighborhoods and build new single family and multiple units within the scope of low income budgets by accelerating code enforcement. Other methods should be explored as possible solutions to provide sound housing for all economic, social and ethnic groups.
2. New zoning concepts and subdivision development encouraging cluster arrangements, reduction of lot sizes with compensating open space, and variable setbacks should be handled in a way that will best serve all groups. Every effort to reduce financial limitations should be made to assist prospective homeowners and renters.
3. Encourage private individuals and citizen organizations to participate in the formation of project goals, program proposals, and implementation of solutions.
4. Review all of the public codes, policies and ordinances and make recommendations concerning those items which appear to present a problem in development and housing.
5. Develop specific plans for housing the County's low and moderate income families in each area of the County.
6. Encourage neighborhood planning and improvement programs in all residential areas requiring additional public facilities and more desirable housing and environmental conditions.
7. Establish a Technical Aid Program for use by the residents in the neighborhood planning and improvement programs who may be seeking advice on the many Federal and State assistance programs available, and to advise residents in the community's housing program.
8. The continuation and gradual intensification of the County's existing program for removal of dilapidated residential structures.

9. The development of a program offering informational aid to relocated families and help in obtaining decent, standard housing in other areas of the community.
10. Study in detail those areas which have existing or potential concentrations of problems relating to housing, whether physical or social.
11. Identify social problems and needs in addition to financial problems, such as discriminations, family size, etc.
12. Give priority to problems and identify the relationship to social, economic and educational problems, and identify the responsibility for solution.
13. Develop and maintain a working relationship among the cities, the county, and private developers.
14. Encourage the Federal government to reduce the interest rate.
15. Propose a feasible program for updating and re-evaluating the Housing Element, and for the detection and prevention of future problems relating to housing.
16. Encourage conservation of deteriorating homes in existing neighborhoods through development programs sponsored by local development or local neighborhood citizen committees.
17. Establish a continuing program of information and technical assistance.
18. Expand the present County Housing Authority and Wasco Housing Authority programs for public housing in addition to FHA 235 (subsidized financing) and FHA 236 (rent supplement) housing for low income families.
19. Retain the countywide citizens committee to review the housing plans and prepare recommendations for future action by the housing authorities and the local legislative bodies.
20. Encourage the County Housing Authority to continue the housing program in the County.
21. Require open space and recreation area development permit in each housing project.

5. Priorities Recommended

While the Housing Element of the General Plan cannot and should not be considered a precise element, certain programs are deemed highly important and need to be implemented as soon as possible. They are listed below in order of importance.

- a. Family Farm Labor Housing Programs should be continued on an expedited schedule in LSA 7-Delano-McFarland area; LSA 8-Shafter area; LSA 6 & 9-Wasco & Buttonwillow and LSA 12 & 13-Arvin & Lamont - Greenfield and Panama.
- b. Provisions of housing for low and moderate income families is of particular importance in (1) the Greater Bakersfield area, (2) the Delano area, (3) Taft area, (4) Shafter-McFarland area, (5) Arvin-Lamont area, and (6) Taft-Maricopa area.

A minimum of 15% of all future development of dwelling units should be encouraged to be built for low income families based on the present percentage of low income families.

- c. Provision for housing the elderly. All urban areas in the Delano-McFarland, Shafter, Wasco, Greater Bakersfield, and Greater Taft-Maricopa area.

A minimum of 5% of all future housing units should be developed in larger income areas for housing programs for the elderly. There will be some overlap with housing for low income families. However, some 8.5% of the population is 65 and over.

- d. Redevelopment and rehabilitation programs should be developed as quickly as economically feasible for the following:

(1) Taft - Ford City - South Taft, particularly in Enumeration Districts 449, 450, 453 in Taft and Census Tracts 34 & 36B in Ford City & South Taft. The problem of a declining oil industry & lease lands from oil companies for dwelling units complicates the problem (See Paragraph 64 for Enumeration Districts).

(2) Maricopa in Enumeration Districts 461 & 462. They have from 25% to 32% substandard dwelling units. Enumeration District 461 is north of Poso and west of California Streets. 462 covers areas south and east of these streets.

(3) Greater Bakersfield area, particularly Census Tracts 4 (North Bakersfield), Census Tract 13 (East Bakersfield), Census Tract 16 (Central Bakersfield), Census Tract 21 through 24 (Southeast Bakersfield), Census Tract 32.01 (Southwest Bakersfield).

(4) Delano area - Census Tracts 48, 49, 50 & a portion of 46, substandard housing runs from 13% to 17% of the dwelling units.

(5) Wasco area - Census Tracts 43 & 44, substandard housing runs from 11% to 14% and housing generally is in need of conservation.

(6) Arvin-Lamont areas - Census Tracts 62, 63 & 64, substandard housing has been rated at 10% to 21% of the total dwelling units.

All of the areas indicated above are in need of immediate and positive code enforcement. However, programs must be developed for replacement housing for most of the areas before effective redevelopment programs can be initiated.

J. ANNUAL WORK PROGRAM

Following is an annual work program designed as initial steps toward accomplishment of the county's housing goals.

Year 1

- a. Accelerate Code Enforcement
- b. Appoint the Citizens Advisory Committee on Community Development to review the Housing Plan periodically and to suggest any additional input or modifications to the plan.
- c. Appoint an overall coordinating authority through which all plans and implementation of projects will be directed. A legal authority of Kern County could perform this function.
- d. Formulate a long range work program through the coordinated efforts of local governmental agencies and departments, citizen groups and committees, the Housing Authorities and the coordinating authority, taking into consideration State and Federal programs which may be available to the communities in Kern County.
- e. Apply for certification of the Workable Program and proceed to implement its two year program.
- f. Develop a program to educate the public on the need for code enforcement, rehabilitation, etc.
- g. Set up a ratio of required housing for low and moderate income families.
- h. Encourage financial institutions to form an association to finance a percentage of the low income housing to be built in the county.

Year 2

- a. Develop a Capital Improvement Program.
- b. Institute an informational service to relocate displaced families.

- c. Start neighborhood planning and improvement projects.
- d. Implement a Technical Aid program
- e. Develop a system to keep the records of Housing and Environmental conditions up to date.
- f. Accelerate Family Farm Labor Housing program.

Year 3

- a. Apply for recertification of the Workable Program and proceed with the next two year program.
- b. Increase the Technical Aid program throughout the county.
- c. Institute active program for housing of the elderly.

Year 4

- a. Proceed with neighborhood planning and improvement programs.
- b. Implement rehabilitation and conservation programs by neighborhoods.
- c. Coordinate with neighborhood committees to encourage self-help in conservation and rehabilitation programs.

Year 5

- a. Proceed with rehabilitation and conservation programs in the areas of the county where such programs are needed.
- b. Continue with Technical Aid program, code enforcement programs, informational program and encourage self-help programs.
- c. Review and update the Housing Element.

A P P E N D I X "A"

SUMMARY OF FEDERAL AID FOR HOUSING
AND HOUSING RELATED PROJECTS

FARMERS HOME ADMINISTRATION PROGRAMS

DEPARTMENT OF AGRICULTURE

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Please Note: Though this listing presents Federal programs as of April, 1970, programs are continuously subject to revisions from both legislative and appropriations activities. For the current status of any program, contact your local or regional office of the Farmer's Home Administration, or of the Department of Housing and Urban Development (HUD), (FHA).

TABLE OF CONTENTS

<i>Farmers Home Administration Programs</i>	<i>Page</i>
Farm Labor Housing-Migrant Housing	A- 3
Rental and Cooperative Housing for Rural People	A- 3
Rural Housing Loans	A- 3
Rural Self-Help Housing Loans	A- 4
Water and Waste Disposal Systems for Rural Communities	A- 4
<i>Department of Housing and Urban Development Programs</i>	
Home Improvement Loans-Title I	A- 5
Code Enforcement Grants	A- 5
Community Renewal Program (CRP)	A- 5
Home Mortgage Insurance-203	A- 5
Housing Rehabilitation Grants	A- 6
Housing Rehabilitation Loans-312	A- 6
Interest Supplements on Mortgages for Home Ownership for Lower Income Families-235	A- 6
Interest Supplements on Mortgages for Rental Housing for Lower Income Families-236	A- 6
Low and Moderate Income Housing-Financial Assistance for Nonprofit Sponsors	A- 7
Low Rent Public Housing-Turnkey	A- 7
Low Rent Public Housing-Leasing	A- 7
Low Rent Public Housing-Modernization of Projects	A- 7
Major Home Improvement-203 (b)	A- 8
Model Cities	A- 8
Mortgage Insurance for Armed Services Housing-Impacted Areas-810	A- 8
Mortgage Insurance for Armed Services Housing-Civilian Employees-809	A- 8
Mortgage Insurance for Assistance to Special Credit Risk Families-237	A- 9
Mortgage Insurance for Condominium Housing-234	A- 9
Mortgage Insurance for Cooperative Housing-213	A- 9
Mortgage Insurance for Experimental Housing-233	A- 9
Mortgage Insurance for Land Development and New Communities-Title X	A-10
Mortgage Insurance for Low and Moderate Income Housing-Market Rate-221 MR	A-10
Mortgage Insurance for Moderate Income Homes-221 (d) (2)	A-10
Mortgage Insurance for Multifamily Rental Housing-207	A-11
Mortgage Insurance for Purchase of Fee Simple Title-340	A-11
Mortgage Insurance in Older, Declining Neighborhoods	A-11
Mortgage Insurance for Senior Citizens Housing-231	A-11
Mortgage Insurance for Servicemen's Housing-222	A-12
Mortgage Insurance for Urban Renewal Housing-220	A-12
Multifamily Housing Projects-Supplemental Loans	A-12
Neighborhood Development Program	A-12
Neighborhood Facilities	A-13
Rent Supplements	A-13
Relocation Assistance and Payments	A-14
Senior Citizens Housing-202	A-14
Surplus Land for Community Development	A-15
Urban Beautification and Improvement	A-15
Urban Renewal Projects-Title I	A-15
Workable Program for Community Improvement	A-16

FARMERS HOME ADMINISTRATION PROGRAMS

DEPARTMENT OF AGRICULTURE

FARM LABOR HOUSING - Migrant Housing

This program provides insured loans and grants to finance construction of rental housing for domestic farm laborers. Loans may be made to farmowners, associations of farmers, State or political subdivisions, or nonprofit organizations. Grants may be made to a State or political subdivision or a broadly-based nonprofit organization that will provide labor housing as a community service. Occupants must be citizens of the United States who receive a substantial portion of their income as farm laborers.

Loan funds and grant funds may be used to construct, improve, or repair farm labor housing, including facilities for kitchens, dining halls, and appropriate health and recreational facilities. In addition, funds may be used to develop water, sewage disposal, heat, and light systems needed for the housing and other facilities. Funds may also be used to buy land on which labor housing projects will be located.

The interest rate on the loans is five percent per year on the unpaid principal. The maximum term is 33 years.

RENTAL AND COOPERATIVE HOUSING FOR RURAL PEOPLE

This program provides loans for rental and cooperative housing in rural areas for low and moderate income families and senior citizens. Interest rates and repayment terms vary with the type of loan made.

Loans can be used to construct, purchase, improve, or repair rental or cooperative housing. Housing may consist of apartment buildings, duplex units, or individual detached houses. Funds may also be used to provide recreational and service facilities appropriate for the dwellings and to buy and improve the land on which the buildings are located.

Loans may not be made for nursing, special care, or institutional type homes.

RURAL HOUSING LOANS

This program provides loans to low-income farmers and residents in rural areas and communities with populations up to 5,500. There are special interest supplement payment provisions for low-income families that can bring interest rates down to as low as one percent. Loans can be used:

- for constructing, improving or repairing rural homes, farm service buildings, and related facilities, which may include water for farmstead and household use.
- to buy buildings and building sites.
- to finance self-help housing projects for low-income families.
- to repair homes damaged by natural disaster.
- to finance homes for senior citizens.

Maximum repayment term is 33 years. Interest rates vary.

Applicants must: (1) be unable to finance improvements themselves and be unable to obtain reasonable credit terms elsewhere; (2) be U.S. citizens of legal age and good reputation; and (3) lack decent, safe, and sanitary housing or essential farm service buildings.

RURAL SELF-HELP HOUSING LOANS

This program is designed to enable low-income rural families to build adequate housing even though their income is not sufficient to finance construction by customary methods. Families who will occupy the dwellings perform most of the construction work under the supervision of an expert. Each family in the group agrees to work an agreed-upon number of hours to complete all the houses in the group. Materials may be purchased on a group basis for economy.

Loan funds are used to buy material and to pay for any contracted skilled labor which the participating families are unable to perform. Loans also may be used to purchase building sites.

The Farmers Home Administration will assist in providing plans for the homes, advise on assistance available from other public bodies, and conduct preconstruction meetings instructing in the self-help concept.

Small groups of from six to ten families may make application for self-help housing loans. An application from each participating family is accepted and processed on an individual basis. Each family must be able to repay the loan for the cash cost of the house. The family labor normally amounts to one-third or more of the total value of the finished home.

WATER AND WASTE DISPOSAL SYSTEMS FOR RURAL COMMUNITIES

Loans and grants are made to public and nonprofit organizations primarily serving rural residents to plan and develop domestic water supply and waste disposal systems in rural areas. When needed to reduce users charges, applicants may obtain development grants up to fifty percent of the development cost of a water or waste disposal system.

Comprehensive planning grant funds may be used for: technical and professional services; salaries of technical, professional, and clerical assistants employed specifically to work on the plan; pertinent administrative costs, and necessary test wells and soil and water investigation.

Public or quasipublic bodies and nonprofit corporations serving residents of open country and rural towns and villages up to 5,500 population not part of an urban area are eligible when:

1. They are unable to obtain needed credit elsewhere at reasonable rates and terms.
2. They have the legal capacity to borrow and repay money, to pledge security for loans, and to operate the facility or services installed under the loan.
3. They are financially sound and effectively organized and managed.
4. The proposed improvements will primarily serve farmers, ranchers, farm tenants, farm laborers, and other rural residents.

Farmers Home Administration Department of Agriculture.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOME IMPROVEMENT LOANS - Title I

This program provides for insurance by the Federal Housing Administration of loans of up to \$5,000 to alter, repair and improve residential and non-residential properties and loans of up to \$15,000 (not to exceed \$2,500 for each dwelling unit) to alter, repair, improve, or convert existing structures used or to be used as dwellings for two or more families. The loan term in both instances may not exceed seven years.

A person who either owns the property to be improved, is buying it under contract, or holds it under a lease good for 6 months beyond the date the loan will mature is eligible. The borrower must have enough income to make the regular payments on the loan.

Application for the loan may be made to any commercial lender participating in this FHA loan-insurance program.

CODE ENFORCEMENT GRANTS

This program provides financial assistance to cities and counties to carry out 3-year concentrated code enforcement projects in appropriately selected areas where at least twenty percent of the buildings have code violations. Grants are provided for up to 2/3 of eligible costs-3/4 for communities 50,000 or under in population- for the planning and execution of the code enforcement program and the provision of certain street improvements. In addition to technical assistance, financial assistance in the form of direct 3 percent interest loans and grants of up to \$3,000 are available to eligible area residents. All eligible relocation costs for persons displaced as a result of the code enforcement are provided.

COMMUNITY RENEWAL PROGRAM - CRP

This program provides grants to eligible cities and counties to assist in preparing a countywide renewal strategy covering the full range of renewal actions required to meet a locality's needs. This includes rehabilitation, code enforcement, redevelopment, neighborhood development programs, capital improvements, social action, antipoverty programs, etc.

Grants may not exceed two-thirds of the cost of preparing, completing, or revising the Community Renewal Program. The community is responsible for remaining costs, which can be provided in each or in performance approved work.

HOME MORTGAGE INSURANCE - 203

This program provides insured mortgage financing for the construction, purchase, or repair and rehabilitation of one-to-four family homes. It is designed to help families undertake home ownership on a sound basis.

The maximum mortgage amount for a single-family owner-occupied home is \$30,000. Mortgages on non-owner-occupied dwellings are limited to eighty percent of the maximum for owner-occupied homes. Insurance for properties which meet only the FHA low-cost housing standards, as in the case of rural area homes, is limited to \$13,500.

Any person having sufficient resources to make a three percent or greater downpayment and successfully meet the terms of the mortgage or any individual whose home (owned or rented) has been destroyed by a natural disaster (for a 100 percent loan) is eligible.

HOUSING REHABILITATION GRANTS

This program provides grants to individuals or families who own and occupy residences in neighborhood development, urban renewal, and code enforcement areas and areas certified by the locality to become such areas. The grants will cover the cost of repairs and improvements necessary to make the property conform to applicable codes or other requirements of the plan for the area.

Payments do not exceed the lesser of the actual cost of repairs or \$3,000 for applicants whose incomes do not exceed \$3,000 per year.

Owner-occupants of one to four-dwelling unit properties located in federally assisted project areas described above are eligible. Application for grant is to be made to the public agency administering the local program.

HOUSING REHABILITATION LOANS - 312

This program provides loans to assist rehabilitation in existing and in future urban renewal and code enforcement areas as certified by the locality.

Owners of property in urban renewal or concentrated code enforcement areas and business tenants of such property whose leases have at least as long to run as the terms of the loan are eligible.

INTEREST SUPPLEMENTS ON MORTGAGES FOR HOME OWNERSHIP FOR LOWER INCOME FAMILIES - 235

This program provides mortgage insurance to assist lower-income families in acquiring a home or membership in a cooperative housing project. Assistance is in the form of monthly payments by HUD to the mortgagee to reduce interest costs on a market-rate home mortgage insured by FHA to as low as one percent if the homeowner cannot afford the mortgage payment at twenty percent of income. Amounts of subsidies will vary according to the income of each homeowner and the total amount of the mortgage payment at the market rate of interest. Family income and mortgage limits are established for eligibility in each locality. Assistance may be provided for new or substantially rehabilitated homes, although exceptions will be made in a limited number of cases.

Homeowners owning a dwelling financed under either Section 235 (i) which meets the basic requirements as to mortgage amount and other requirements of Sec. 221(d)(2) or Sec. 234(c) or under Section 237, or members of a cooperative association operating a housing project financed under Section 213 are eligible.

INTEREST SUPPLEMENTS ON MORTGAGES FOR RENTAL HOUSING FOR LOWER INCOME FAMILIES-236

This program provides assistance to lower income families by lowering costs on certain rental and cooperative housing. The assistance is provided in the form of monthly payments to the mortgagee on behalf of the mortgagor of a part of the interest on a market rate project mortgage insured by FHA. Interest reduction payments may also be made on a rental or cooperative housing project owned by a private, nonprofit limited dividend, or cooperative entity which is financed under a State or local program providing assistance through loans, loan insurance or tax abatements.

The periodic interest reduction in payments reduces payments on the project mortgage from an amount required for principal, interest, and mortgage insurance premium on a market rate mortgage to an amount that would be required for principal and interest if the mortgage bore an interest rate of one percent. The purpose of the payments is to bring the monthly rental charges down to a level which lower income families can afford (25 percent of the tenant's adjusted monthly income).

Nonprofit, limited dividend and cooperative entities may apply for mortgage insurance and interest reduction payments.

LOW AND MODERATE INCOME HOUSING-FINANCIAL ASSISTANCE FOR NONPROFIT SPONSORS

This program provides loans to stimulate prospective nonprofit sponsors of low-and moderate-income housing to develop sound housing projects efficiently. It is designed to provide strong nonprofit groups with the financial resources required to establish identifiable low-and moderate-income housing projects.

Eighty percent interest-free loans covering certain preconstruction costs may be used to plan and obtain financing for a proposed project. The loans are repayable when the permanent mortgage proceeds become available, as the costs they cover are generally included in the final mortgage financing.

LOW RENT PUBLIC HOUSING-turnkey

This program provides loans and annual contributions which permit public agencies to provide decent, safe and sanitary housing for low-income families at rents they can afford. Local housing authorities rent to low-income families dwelling units provided by construction, rehabilitation of existing structures, purchase from private developers or builders (the Turnkey method), and by lease from private owners.

There are special provisions for people of limited incomes who are displaced by urban renewal, highway construction, government actions, natural disasters, and for the elderly, the handicapped and American Indians.

LOW RENT PUBLIC HOUSING-LEASING-Leased Housing or Rent Certificate Programs

This program provides annual contributions to authorized public agencies to work with real estate agencies, owners, and developers to provide housing for low-income families.

Local authorities lease dwellings from private owners and make them available to low-income families at rents they can afford. Local authorities are also authorized to purchase a structure containing leased units and resell it to the tenants on terms which they can manage without undue financial hardship.

LOW RENT PUBLIC HOUSING-MODERNIZATION OF PROJECTS

This program provides loans and annual contributions to bring existing public housing projects up to present day physical standards, and to involve tenants in all aspects of management including planning and implementing modernization programs, determining management policies and practices, expanding services and facilities, and providing employment opportunities. Priority is given to serious problem localities.

MAJOR HOME IMPROVEMENT-203(b)

Major home improvements may be financed with loans insured by the Federal Housing Administration under several different programs.

A home mortgage on one-to four-family dwellings can be re-financed with a new Section 203(b) mortgage in an amount sufficient to pay off outstanding mortgages and finance improvements. Such mortgages include special terms for veterans.

Loans of up to \$10,000 per family-unit (\$14,500 in high-cost areas) with terms up to 20 years are insured by FHA under Section 203k for improving or rehabilitating one to four-family homes located inside or outside urban renewal areas. Similar loans may be insured under Section 220h on one to eleven-family units in urban renewal areas.

MODEL CITIES

This program provides supplemental financial and technical assistance to enable cities to improve the quality of thier physical and social environment. Cities are required to utilize and coordinate existing Federal grant-in-aid programs, state, local, and private resources, and to involve neighborhood residents in planning and executing comprehensive five-year plans.

The program authorized the Department of Housing and Urban Development to pay (1) eighty percent of the costs of planning and developing comprehensive city demonstration programs; (2) eighty percent of the cost of administering the approved programs, but not the cost of administering any progject or activity assisted under a Federal grant-in-aid program; and (3) the costs of projects and activities included in the approved programs, not to exceed eighty percent of the aggregate amount of non-Federal contributions otherwise required to be made to all projects or activities assisted by Federal grant-in-aid programs which are undertaken in connection with such demonstration programs.

MORTGAGE INSURANCE FOR ARMED SERVICES HOUSING-IMPACTED AREAS-810

This program provides two types of mortgage insurance involving housing for the Armed Forces in impacted areas:

1. Mortgage insurance for builders to construct multifamily rental housing of not less than eight units, and of detached, semi-detached, and rowhousing for rental and eventual individual sales to military, or essential civilian personnel of the Armed Services, NASA, AEC, or employees of contractors thereof (810 f and g).

2. Individual mortgage insurance for detached, semidetached, or rowhousing released from projects insured under Section 810 f and g, described above, for individual ownership by military or essential civilian personnel of the Armed Forces, NASA, AEC, or employees of contractors thereof (810h).

MORTGAGE INSURANCE FOR ARMED SERVICES HOUSING-CIVILIAN EMPLOYEES-809

This program provides mortgage insurance to finance the construction or purchase of owner-occupied one-to-four family housing for civilian employees of the Department of Defense, NASA or AEC, or their contractors. The housing must be located at or near research or development installations.

Maximum mortgage amounts:

\$30,000-1 family
\$32,500-2 or 3 family
\$37,500-4 family

MORTGAGE INSURANCE FOR ASSISTANCE TO SPECIAL CREDIT RISK FAMILIES-237

This program provides mortgage insurance to finance home ownership for certain families of low and moderate income who cannot qualify for insurance under normal standards because of their poor credit history. The program also provides debt management and related family counseling for low-and moderate-income families seeking to achieve home ownership. Because this is currently an experimental new program credit assistance-family counseling services will be offered in a series of pilot projects throughout the country. The program will be expanded as rapidly as possible.

MORTGAGE INSURANCE FOR CONDOMINIUM HOUSING-234

This program enables persons to reside in multi-family projects on an ownership, rather than a rental basis. In condominium ownership a person owns separately one or more single dwelling units in a multi-unit project and has an undivided interest with the owners of the other units in common areas and facilities serving the project.

This mortgage insurance section provides long-term mortgage financing for purchase of an individual family unit in a project. It also enables financing for construction or rehabilitation of a housing project by a sponsor who intends subsequently to sell individual units on a condominium basis.

MORTGAGE INSURANCE FOR COOPERATIVE HOUSING-213

This program provides insurance of long-term mortgage loans used to finance projects that will be owned by, and provide housing for, members of nonprofit cooperative corporations. The financing can be used in several ways: For construction of a project; acquisition and/or rehabilitation of an existing project by the cooperative corporation; to improve and repair a project already owned by the cooperative corporation and to finance the resale of individual memberships; in the case of individual family dwellings, to construct dwellings that will be sold to individual members and to provide mortgage financing for individual members purchasing units in such projects; and to construct or rehabilitate a project that the sponsor intends to sell to a non-profit cooperative.

The program is intended to serve a broad cross-section of the housing market, and its administration recognizes variations in the needs of different types of families in central and suburban areas.

To be eligible, a cooperative housing project must consist of not less than five units. The property may be located in any area approved by the FHA when a need for such housing is demonstrated by the market.

MORTGAGE INSURANCE FOR EXPERIMENTAL HOUSING-233

This program provides mortgage insurance on individual homes and multi-family properties that incorporate new or untried construction concepts intended to reduce housing costs, raise living standards and improve neighborhood design.

It is designed to speed the development of new concepts by reducing the risks involved in underwriting mortgages on housing incorporating experimental materials, designs and techniques.

Interested sponsors able to prove that the property which is proposed is an acceptable risk for testing advance housing design or experimental property standards are eligible.

MORTGAGE INSURANCE FOR LAND DEVELOPMENT AND NEW COMMUNITIES-Title X

This program provides financing for land acquisition and development costs for large subdivisions and complete new communities and for the implementation of sound planning concepts in their development. Proceeds of mortgages insured under this program may be used to finance land acquisition, water and sewer lines, streets and lighting, and other installations needed for residential communities. Non-residential buildings (commercial, school, etc.) are not included, except for water supply and sewage disposal installations, clubhouses, parking garages, etc., owned and maintained jointly by property owners.

Land development must meet statutory and FHA requirements and receive all governmental approvals required by State or local law or by the Department of Housing and Urban Development. Land development project mortgages, except those covering New Communities or sewer and water systems, are limited to terms not exceeding 10 years.

Prospective mortgagors, subject to the approval of the Federal Housing Commissioner are eligible. Public bodies are not eligible.

Eligibility as a "new community" requires specific findings of substantial contribution to the sound economic growth of the area and approval of the local governing bodies and the Governor or the State (unless the locality holds State-delegated powers of self-government).

MORTGAGE INSURANCE FOR LOW AND MODERATE INCOME HOUSING-MARKET RATE 221-MR

This program provides mortgage insurance to aid in financing the construction of detached, semidetached, row, walkup, or elevator-type rental housing for low-or moderate-income families, persons 62 or older, or handicapped persons. There must be a minimum of 5 units. Priority in occupancy is assigned to persons displaced by urban renewal or other governmental action. There are no family income limitations on eligibility for occupancy.

Private profit-motivated mortgagors are eligible.

Application is made through a commercial lending institution following a preapplication conference with the local insuring office.

MORTGAGE INSURANCE FOR MODERATE INCOME HOMES-221-(d)(2)

This program provides insured mortgage financing for construction, purchase, or rehabilitation of single-family homes and one-to-four unit rental projects, at the market interest rate, for low-and moderate-income families.

Advantageous financing terms for home purchase are available to families who are displaced by urban renewal, or other governmental action.

All families are eligible, subject to income and credit qualifications. Displaced families qualify for special terms.

Application is made to a lending institution approved by FHA as a mortgagee. Certification of eligibility as a displaced family is by the appropriate local government agency.

MORTGAGE INSURANCE FOR MULTIFAMILY RENTAL HOUSING-207

This program provides mortgage insurance and long-term mortgage financing for the construction or rehabilitation of rental housing. It is designed to serve a broad cross section of the rental housing market by facilitating the provision of rental accommodations suitably designed to provide (1) adequate space for family living at reasonable rents, and (2) appropriate facilities for different types of families those with or without children or those located in urban or suburban areas.

Investors, builders, developers, and others who meet FHA requirements for mortgagors are eligible. Mortgage insurance provided under Section 207 can apply only to properties located in an area (1) approved by FHA for rental housing, and (2) where the need for such housing is demonstrated by market conditions.

MORTGAGE INSURANCE FOR PURCHASE OF FEE SIMPLE TITLE-340

This program provides insured mortgage financing for purchase of fee-simple title by a home owner who has only a leasehold interest in the land on which his home is located. Mortgages up to \$10,000 for a period of 20 years are allowable.

Homeowners subject to a leasehold who can meet income and credit qualifications are eligible.

MORTGAGE INSURANCE IN OLDER, DECLINING NEIGHBORHOODS

FHA has the authority, not a program, to insure financing of housing in older, declining neighborhoods. The agency will waive normal economic soundness requirements and economic life requirements in such areas and base decisions on mortgage insurance applications on individual merit and the need for housing for low and moderate income families in declining areas.

No neighborhood will be declared off limits for FHA-financing solely on the basis of its being an older neighborhood.

Homeowners or project owners who would qualify under the section of the Act under which he is seeking insurance may qualify for the waiver of certain eligibility requirements. Application is made through an FHA approved mortgagee.

MORTGAGE INSURANCE FOR SENIOR CITIZENS HOUSING-231

This program provides mortgage insurance to profit and nonprofit sponsors of new or rehabilitated rental housing projects specifically designed for occupancy by the elderly (62 years or over) or the handicapped. The mortgages may be repaid over a period not exceeding 40 years and may either finance up to 100 percent of the replacement cost or rehabilitated value in the case of nonprofit projects, or finance up to ninety percent in the case of profit-motivated projects. A project must have at least eight dwelling units.

Nonprofit or profit-motivated sponsors are eligible. Application is made through a lending institution approved by FHA as an eligible mortgagee.

MORTGAGE INSURANCE FOR SERVICEMEN'S HOUSING-222

This program provides insured mortgage financing for the purchase of proposed or existing single-family housing by mortgagors certified as eligible by the Secretary of Defense or the Secretary of Transportation. The Program cannot be used to refinance mortgages executed or assumed by servicemen, but a mortgage insured under another section of the National Housing Act may be transferred to Section 222 when it is assumed by an eligible serviceman. When a mortgage given by an eligible serviceman is insured under Section 222, the FHA mortgage insurance premium is paid by his service branch while he remains on duty or, if he dies on active duty, for two years after his death or until his widow disposes of the property, whichever is sooner.

MORTGAGE INSURANCE FOR URBAN RENEWAL HOUSING-220

This program provides mortgage insurance for new or rehabilitated homes or multifamily structures located in designated urban renewal areas and areas with concentrated programs of code enforcement and neighborhood improvement. The program is designed to assist in the elimination of slums and blight and in preventing properties from deteriorating. Loans may be used to aid in financing improvements that will enhance and preserve salvable homes and apartments in designated urban renewal areas. These are supplemental loans that do not require refinancing of any outstanding indebtedness.

Mortgage insurance, provided under Sections 220 and 220(h) is available only for properties located in (1) urban renewal areas where the Secretary of Housing and Urban Development has certified to the FHA that the city has the legal authority and financial capacity to carry out an approved urban renewal plan or (2) an area in which a program of concentrated code enforcement activities is being carried out pursuant to Section 117 of the Housing Act of 1949 as amended.

Investors, builders, developers, individual home owners, and apartment owners are eligible.

MULTIFAMILY HOUSING PROJECTS-SUPPLEMENTAL LOANS

This program provides insurance of supplemental loans to finance alteration, repair, additions, or improvements on any multifamily project insured under any section of the National Housing Act. Loan proceeds may be used to finance the purchase of equipment for the operation of a nursing home or group practice facility.

Owners of a multifamily project subject to a mortgage insured by FHA are eligible.

NEIGHBORHOOD DEVELOPMENT PROGRAM

This program provides a new method of undertaking urban renewal plans and activities, a contract for a loan or capital grant for the annual increment of a renewal program could cover activities in several contiguous or noncontiguous areas.

Funding on a 2/3 basis (population over 50,000) and 3/4 basis (population under 50,000) is based on the amount of loan and grant funds needed over a 12-month period in each urban renewal area contained in the community's program. Funding is on a 3/4 basis in areas irrespective of population, designated as economic development areas by the Economic Development Administration.

The program permits broad, flexible plans specifying major land uses, density of development and the public facilities needed with no real lag between the decision that an area is in serious physical condition and the beginning of actual activities to correct these conditions.

Cities, other municipalities, and counties are eligible. The locality must have a currently certified Workable Program for Community Improvement.

NEIGHBORHOOD FACILITIES

This program provides grants to aid in the construction and/or rehabilitation of multiservice neighborhood centers which offer a wide range of community services.

Grants may cover two-thirds of the development cost or seventy five percent in areas designated for redevelopment under Section 401, Public Works and Economic Development Act 1965.

Facilities must create, extend, or improve existing health, welfare, social, educational, cultural, and recreational services in the neighborhood. The facility must be (1) needed to carry out a program of community service (including a Community Act Program under Title II, Economic Opportunity Act, 1964) in the area, (2) consistent with comprehensive planning for the area, and (3) accessible to a significant proportion of the area's low-or moderate-income residents.

Local public bodies, agencies, or Indian tribes possessing authority under state or local law are eligible. These groups may contract projects to nonprofit organizations with appropriate legal, financial, and technical capability. Application is made to the HUD regional office serving the area.

RENT SUPPLEMENTS

This program, designed to make decent housing available to low-income individuals and families, provides Federal rent supplement payments to owners of certain private housing projects. The rent supplement payment amounts to the difference between at least 25% of the tenant's income and the fair market rent for the unit. The supplement cannot exceed 70% of the fair market rent for the unit. As the tenant's income changes the rent supplement is increased or decreased accordingly. If the tenant's income rises to the point where he can pay full rent he may continue living in the same unit without a supplement.

Tenants eligible for rent supplement are those whose incomes do not exceed the maximum established in the area for initial occupancy of low-rent public housing. In additions, they must qualify in one of the following ways: be elderly or handicapped (or have an elderly or handicapped wife or husband); be displaced by governmental action; be occupants of substandard housing; be present or former occupants of dwellings damaged or destroyed by a natural disaster occurring since April 1, 1965.

Housing owners eligible for contracts to receive rent supplements are nonprofit, cooperative, or limited-dividend organizations.

RELOCATION ASSISTANCE AND PAYMENTS

Relocation assistance and payments are provided for families, individuals, and business concerns to ease the impact of displacement caused by all HUD-assisted programs. The assistance is available in the form of help in finding standard relocation housing and in the re-establishment of business concerns in new locations.

Relocation payments up to \$200 are available to individuals and families to cover moving expenses, including storage costs, and direct loss of personal property. An additional relocation payment of up to \$500 per year for a two-year period may be made to families, and elderly or handicapped individuals, who are unable to secure certain types of Federally assisted housing.

Business concerns and non-profit organizations may receive relocation payments up to \$3,000 for combined moving expenses and direct loss of property. If moving expenses, including storage costs, exceed \$3,000, reimbursement may be made for actual approved moving expenses up to a maximum of \$25,000, exclusive of a payment for direct loss of property. Certain small business concerns may also be eligible for a Small Business Displacement payment of \$2,500. Loans and managerial and technical assistance are made available through the Small Business Administration.

Individuals, families, business concerns, and non-profit organizations displaced by a HUD-assisted program are eligible.

SENIOR CITIZENS HOUSING-202

This program provides low-interest, long-term loans for new and rehabilitated rental housing, dining facilities, community rooms, and workshops for the elderly (62 years and older) and the handicapped.

Loans may cover one hundred percent of the total eligible development costs of a major project (including costs of land and site improvements, construction, built-in equipment, and architectural, legal, advisory, and other fees). Loans can be repaid over a period of up to 50 years. The current interest rate is three percent per annum. Temporary financing during construction may be obtained from the Federal Government if needed.

In general, the projects are for those over 62 or the handicapped whose incomes are within official income limits established for the area by HUD. A member of the family under age 62 may reside with the elderly or handicapped persons if it is necessary to provide physical care or economic support.

Private non-profit and limited dividend corporations, consumer cooperatives, and public agencies (except local housing authorities receiving financial assistance from the U.S. Government exclusively under the U.S. Housing Act of 1937) are eligible. Applicants must show that they cannot obtain the necessary funds from sources on terms and conditions equally as favorable as those under this program. Project occupancy criteria of applicant groups must be approved by HUD.

SURPLUS LAND FOR COMMUNITY DEVELOPMENT

This program provides a national demonstration designed to create complete new communities and neighborhoods on surplus Federal land in urban areas as well as surplus lands available under State and local government jurisdictions. The program utilizes established Federal programs, and is intended to demonstrate a joint public-private capability to create total new communities and neighborhoods rather than simply more housing projects or residential subdivisions. Such communities will offer housing, as well as a full range of education, recreation, parks, shopping, religious facilities, and public services to citizens of various income levels and racial backgrounds.

The program is intended to develop the highest quality in planning, urban design, architecture, and total environment for the new communities. Special emphasis is placed on encouraging new and more efficient methods of land development, housing construction, and provision of community facilities through the practical application of new systems and technologies.

City, County, and State governments may apply.

URBAN BEAUTIFICATION AND IMPROVEMENT

This program provides grants to expand community activities in the beautification and improvement of publicly owned and controlled land in urban areas.

A grant may equal up to fifty percent of the amount by which the applicant's expenditures in the current year for beautification and improvement activities exceed its usual annual expenditures for such activities.

Grants may be used for park and recreational upgrading and development, improvement of waterfronts, streetways, and squares, and the beautification and improvement of other public places. All activities must provide long-term benefits.

URBAN RENEWAL PROJECTS-Title I

This program provides grants, planning advances, and temporary loans to eliminate blight in urban areas through surveys and planning, land acquisition and clearing, rehabilitation of existing structures, new building construction, and the installation of public improvements including streets and sidewalks, utilities, incidental recreational areas, flood protection, and the preservation of historic structures.

A Federal grant on a 2/3 basis (population over 50,000) or 3/4 basis (population under 50,000) for areas, regardless of population which have been designated as economic development areas by the Department of Commerce is determined by the amount of funds needed over a 12-month period to carry out activities in the urban renewal areas contained in the community's program.

Local public agencies-which can be a local renewal agency or housing authority, or a local department of government-depending upon State enabling legislation, are eligible. The local governing body must enact a resolution approving the urban renewal project. The locality must adopt a workable program for community improvement, certified by the Secretary of the Department of Housing and Urban Development.

WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT-Workable Program

A Workable Program for Community Improvement is a prerequisite for the following Federal Aids: Urban renewal, neighborhood development, concentrated code enforcement, interim assistance for blighted areas, demolition grants, community renewal programs, rehabilitation loans and grants in assisted areas, low rent public housing, FHA mortgage insurance under Section 220 and 221 (d) (3) and rent supplements under Section 221 (d) (3).

Essential elements of a Workable Program are codes and codes enforcement, planning and programing, housing and relocation and citizen involvement.

Workable Program certifications and recertifications are for two years and are based on a showing by the community that it is effectively using its resources to eliminate and prevent slums and blight.

Communities interested in obtaining Federal Aids for which a Workable Program is a prerequisite, may request an application form (HUD-1081).

The following listing of Housing Related Assistance was abstracted from the April 1970, Catalog of Federal Domestic Assistance.

The catalog has been updated through July 1970 and represents the most current listing of Federal Programs.

Final copies of the "Housing Element" will include an updated listing of federal aid programs as of the time of publication. This listing may be used as a guide and reference until final publication.

Farmers Home Administration, Department of Agriculture

Farm Labor Housing Loans and Grants-(Labor Housing).
Mutual and Self-Help Housing Loans-(Section 523)
Rural Rental Housing Loans
Water and Waste Disposal System for Rural Communities.

Department of Housing and Urban Development

Housing Loans-Rental Housing for Elderly and the Handicapped(202)
Interest Reduction Payments-Rental and Cooperative Housing for
Lower Income Families-(236)
Interest Subsidy-Homes for Lower Income Families-(235)(i).
Mortgage Insurance-Construction or Rehabilitation of Condominium
Projects-(234)(d)
Mortgage Insurance-Homes-(203)(b)
Mortgage Insurance-Homes for Low and Moderate Income Families-
(221)(d)(2)
Mortgage Insurance-Homes In Urban Renewal Areas-(220: Homes)
Mortgage Insurance-Housing In Older Declining Areas-(223)(e)
Mortgage Insurance-Investor Sponsored Cooperative Housing-
(213-investor sponsored)
Mortgage Insurance Land Development and New Communities-(Title X)
Mortgage Insurance-Purchase by Homeowners of Fee Simple Title
from Lessors-(240)
Mortgage Insurance-Purchase of Units in Condominiums-(234)(c)
Mortgage Insurance-Rental Housing-(207)
Mortgage Insurance-Rental Housing for Low and Moderate Income
Families, Market Interest Rate-(221)(d)(3)(Market Rate)
Mortgage Insurance-Rental Housing for the Elderly-(231)
Mortgage Insurance-Special Credit Risks-(237)
Public Housing Leased-(leased housing of Rent Certificate Program)
Major Home Improvement Loan Insurance-Housing Outside Urban
Renewal Areas-(203)(k)
Supplement Loan Insurance-Multi-family Rental Housing-(241)
Neighborhood Facilities Grants
New Communities-Supplementary Grants-(New Communities)
Surplus Land for Community Development-(New Town in Town)
Urban Beautification and Improvement Grants
Workable Program for Community Improvement
Model Cities Supplementary Grants-(Model Cities)
Mortgage Insurance-Experimental Rental Housing-(233)(Multi-family)
(Experimental Housing)
Code Enforcement Grants
Community Renewal Planning Grants
Housing Rehabilitation Loans and Grants
Neighborhood Development-(NDP)
Public Housing-Modernization of Projects
Urban Renewal Projects
Relocation Assistance and Payments.

A P P E N D I X "B"

Kern County Planning Staff Methodology
for
Population and Housing Projection

Population estimates and projections can be computed in several ways. The Planning Staff has found that the component method gives the best results for this area.

In this method the future births and deaths are calculated for a future increase and add to this figure the estimated net migration, which can be either positive or negative.

This method is most accurate in areas of relatively modest growth, where the natural increase is the main component of population change.

The results of the component method are then checked against other methods; ie., the composite method, where the population is divided into age groups and each age group is projected using symptomatic data; or the housing unit method, where the future population is estimated by multiplying the number of projected occupied housing units by the projected household size and then adding the projected population in group quarters.

The results are also checked against past and projected trends in birth rate, death rate, fertility rate migration, school attendance, etc.

Population: Census County Divisions and Cities

The area's changing percents of share from 1960 to 1970 of the County's population were applied to the projected population for the County.

Dwelling Units: All Divisions

The various population projections were used to compute the total number of needed dwelling units by the following conversion factors:

Group quarters: In all cities 1% of the population was eliminated from the computations to allow for people in group quarters, such as boarding houses.

Population per dwelling unit: If the current population/dwelling unit is under 3.05, it was used. If the current figure is over 3.14, the United States Bureau of the Census projections were applied.

Vacancy ratio: A vacancy ratio of 7% was considered desirable.

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HOUSING CONDITION SURVEY

SUGGESTED LEGEND FOR FIELD WORK

LAND USE

R-1	Single family residence
R-1-2	Two Single family residences
R-2	Duplex
R-12	12 Unit apartment
T-1	One trailer
T-20	Trailer park

BUILDING CONDITIONS

A	(Good)	Standard building
B	(Fair)	Deteriorating, conservation feasible
C	(Poor)	Deteriorating, conservation questionable
D	(Substandard)	Dilapidated beyond economically feasible repair

ENVIRONMENT

1	Well landscaped and maintained
2	Landscaped but not maintained
3	Poor landscaping, littered and not maintained
4	Litter and junk (a real mess)

Example

R-1-A1 = One single family residence in good condition with good environment.

R-2-3-B3 = Three duplexes in fair condition with a poor environment.

HOUSING AND ENVIRONMENTAL RATING DEFINITIONS

Housing Conditions

- S (A) - A structurally sound well maintained dwelling.
- CF (B) - A structurally sound dwelling that needs some small repairs and maintenance work.
- CQ (C) - A dwelling in need of major repair work.
- SS (D) - A dwelling which is delapidated beyond reasonable repair. It is substandard housing and should be torn down.

Environmental Conditions

- G (1) - Well maintained yard, gardens, walks, etc. No junk or rubbish.
- F (2) - slightly neglected yard, gardens, walks in need of maintenance. Yard possibly cluttered with storage items.
- P (3-4) - Wholly neglected yard, gardens, walks, etc. Rubbish garbage, debris, or junk often in evidence.

Relation of Census terms to terms used in text

<u>Building Conditions</u>	
<u>Census</u>	<u>Text & Maps</u>
(Good)	"Standard"
(Fair)	Deteriorating, "Conservation Feasible"
(Poor)	Deteriorating, "Conservation Questionable"
(Delapidated)	"Substandard, beyond economically feasible repair"
<u>Environment</u>	
Good	Well landscaped and maintained
Fair	Landscaped but not maintained
Poor	Poor landscaping, littered

DEFINITION OF PLAN TERMS

1. *Existing Sound Housing*

Those residential areas in which most of the housing is in good structural condition. The dwellings generally meet the building code requirements of the jurisdiction in which they are located. In addition to structural soundness, the surrounding environment is improved to contemporary standards. Both buildings and surroundings are well maintained. In order to qualify as an "existing sound housing" neighborhood, over 80% of the individual housing units should have been rated "standard" in the housing condition field survey.

2. *Conservation.*

Areas designated for conservation treatment are those containing housing of varying conditions. A majority of the dwelling units have been rated "standard" or "conservation feasible" in the housing condition field survey. Some residences were found to be deteriorating and a few were designated "substandard". These portions of below standard housing were defined as the limits for an area to be classified as a conservation neighborhood.

Standard plus conservation feasible - 80% or more

Conservation questionable plus substandard - 30% or less

Substandard not to exceed 20%.

Some environmental deficiencies exist in the neighborhood. However, these are not substantial. Normally, only one major environmental problem is present, such as a deteriorating street or poor surface drainage. In some cases, poorly maintained individual structures or yards are the source of the environmental deficiency.

The conservation concept is applied to neighborhoods which are beginning to show signs of deterioration. This type of treatment is designed to preserve and restore the structures and environment in an area before more drastic measures are needed. The objective of this type of treatment is to obtain an improved, well maintained neighborhood which will remain stable over a long period of time.

Generally, the improvements should be made by the residents and owners, either on their own or with individual assistance from one of the housing programs listed in the appendix. The Homeowners Association is a good vehicle to get a clean-up or fix-up program started in the neighborhood.

3. *Rehabilitation and Redevelopment*

Normally a substantial portion of these areas is deteriorated to such an extent that only drastic measures will re-establish it as a sound neighborhood, capable of remaining stable for a long period of time. Treatment of blighted areas may take several forms; locally sponsored projects, lot-by-lot change in use or density (accomplished by individual property owners), and federally assisted projects.

Locally sponsored projects may involve several kinds of remedial treatment. These could include clearance, rehabilitation of structurally sound buildings, replacement of inadequate public facilities, and substantial replanning of the area. The degree of each type of treatment required is dependent upon the extent of the neighborhood's blighted condition.

Lot-by-lot changes in land use or residential density is the most common form of rehabilitation. Change occurs gradually, upon initiative of the private property owners. Zoning changes consistent with realistic market demands and the Community's General Plan is usually sufficient to stimulate neighborhood rehabilitation.

Federally assisted redevelopment projects, one form of rehabilitation, are similar in scope to those which are locally sponsored. Certain requirements are made concerning the planning and execution of the project. The extent and type of treatment used is dependent upon the degree of blight affecting the area.

Those areas designated for rehabilitation treatment are generally defined as containing the following percentages of substandard housing units.

Substandard - 20% or more

Environmental conditions are generally very poor throughout these areas and contribute significantly to the existing blighted state. Examples of these conditions are a lack of park and recreation facilities, inadequate sewerage, poorly designed streets, etc. Many of the residences have poorly maintained yards and structures. Often, the overall neighborhood design has contributed to the bad environmental conditions.

Redevelopment treatment is recommended for those areas which contain substantial numbers of housing units which have deteriorated to the point where they no longer provide safe and adequate shelter. In many cases these units are not economically repairable. Rehabilitation of the neighborhood would eliminate blighted conditions through the removal of unsafe structures, rehabilitation of economically repairable units, and provision of adequate public facilities.

The neighborhood environment would be upgraded by the installation of needed utilities, sidewalks, curbs, and gutters, recreation facilities, redesigned circulation systems, etc. The goal to be attained by use of this treatment is the creation of a stable, sound neighborhood, capable of remaining an asset to the community for many years in the future.

4. *New Housing*

The development of non-urbanized lands in accordance with the General Plan will be one of the most productive methods of increasing the housing stock. Several areas are available for development with residential uses. The Housing Plan Map identifies those areas which seem to be the most logical for the needed future housing. Much of the future population growth will be housed in these presently vacant areas.

A well balanced community should contain a variety of residential densities and types; permitting a choice for the housing consumer. Most important, sufficient housing should be available within financial capabilities of the various economic groups of the community.

Continued use of the single family housing type would be appropriate in the low density neighborhoods of the community. Contemporary housing concepts such as cluster and townhouse projects should be encouraged for more efficient use of the diminishing land resources. Townhouses, garden apartments and condominiums should be used in the higher density areas along with duplexes and apartments.

The Cities and the County in areas outside the Cities should require development of sufficient housing for low and moderate income families in the newly developed areas. The availability of adequate housing with a decent environment is essential to the well being of these disadvantaged groups and the total community.

5. *Existing Housing to be Converted to Non-Residential Uses*

In certain areas, housing is located in the vicinity of incompatible land uses. For example, residences might be on the fringe of an expanding commercial district. In these cases, it is recommended that the housing be replaced with more compatible uses. The replacement could be accomplished privately, with local government encouragement, or with direct government action.

When units such as these are removed, they should be replaced with housing of a similar cost elsewhere in the community. The replacement housing should be available prior to removal of the existing units. Whenever relocation of individuals or families is necessary, the agency responsible must make every effort to assist the displaced persons in finding another sound residence within their economic means.

6. *Environment to be Rehabilitated*

The environment within certain areas of residential neighborhoods is a major cause of deterioration. The environmental problem might be limited to one public facility or it could be a combination of several poorly designed or maintained improvements or the lack of improvements. The problems might, also, be concentrated on the privately owned residential parcels. The lack of certain improvements or poor maintenance could contribute to the deficient environment.

In those areas designated for environmental rehabilitation, particular improvements should be installed or constructed to help eliminate the blighting conditions. On the public side these might take the form of repaved streets, installation of sidewalks, curbs and gutters, construction of recreation facilities, improvement of drainage structures, or general beautification. Privately, the property owner could improve maintenance practices and install or improve needed accessory facilities such as drives, appurtenant structures and land.

7. *Non-Residential Uses*

Since the Housing Plan is first concerned with residential land uses, all others are grouped under the "Non-Residential Uses" category. Manufacturing, commercial, agricultural, public, and other land use classifications fall within this category.

8. *Transition Housing*

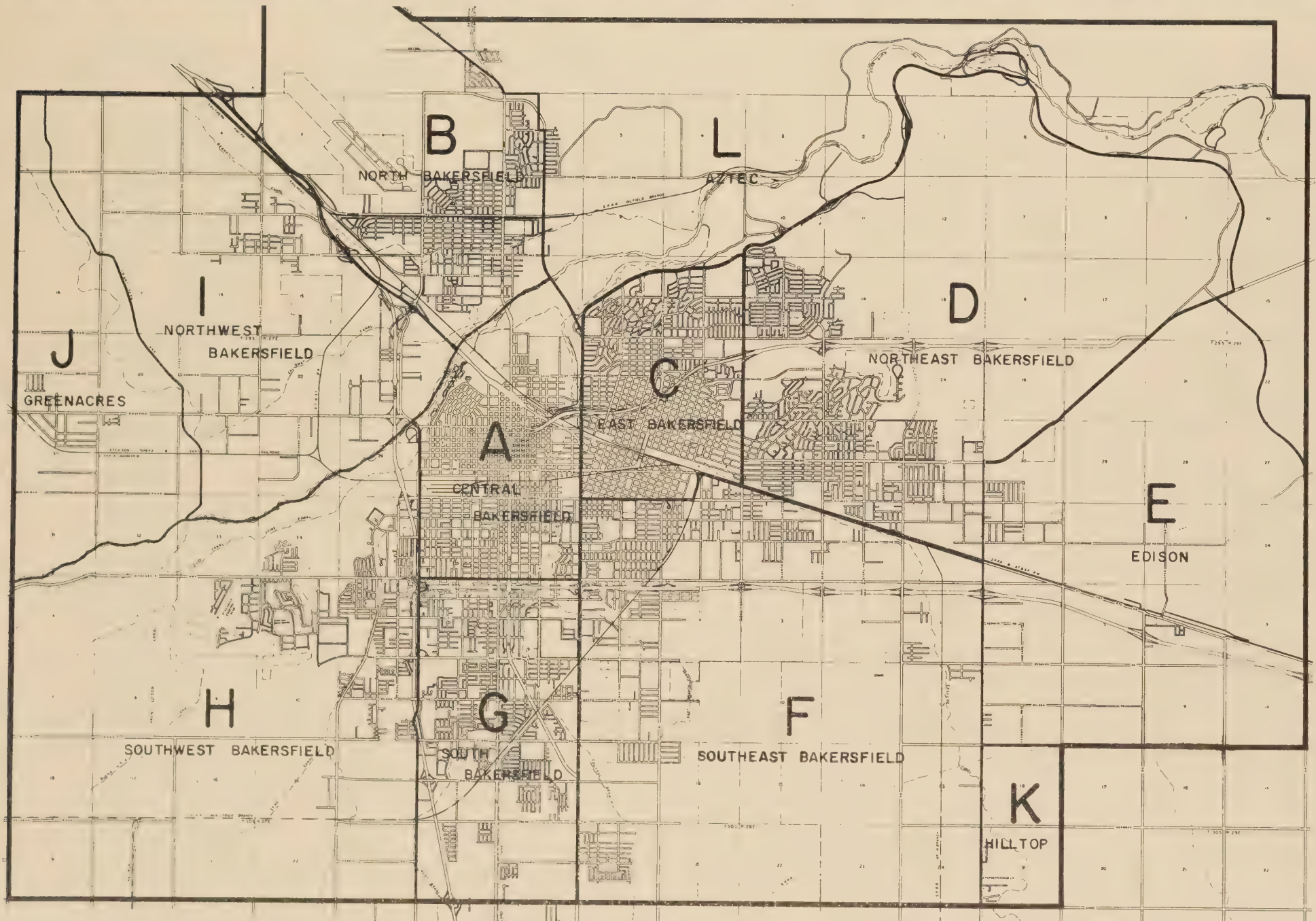
Certain residential areas within the Cities and Planning Areas contain housing, rated from standard to substandard in the housing survey, that are designated for conversion to higher density residential uses in the General Plan. These are termed areas of transition housing. The change in land use will normally occur on an individual property basis except where substantial areas are shown for rehabilitation. A certain degree of parcel consolidation will occur, however, the current lot and circulation pattern will probably not be altered significantly. The result will be a neighborhoodwide change in population density.

Careful consideration should be paid to any increased capacity of streets, utilities, and parks which might be created because of the additional population. Any required improvements should be made concurrent with the gradual population increases.

Transition housing designation can appear in any of the treatment areas. For example, where transition housing is designated in a rehabilitation area, it means that the older deteriorating and substandard single family dwellings should be razed and replaced with new, higher density housing. When transition housing is designated in a conservation area, the change from single family to multiple will be more gradual, and when designated in a standard housing area the change is less urgent and would probably not take place until the condition of the housing changed or the economic pressure forced the change to higher density.

A P P E N D I X "C"

DIVISIONS OF THE GREATER BAKERSFIELD AREA



KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	Pop.	1970 Pop./D.U.	D.U.s	Pop.	1975 Pop./D.U.s	D.U.s
1.	<u>Bitterwater</u>	191	3.08	62	245	3.00	90
2.	<u>Taft</u>	15,750	2.62	6,018	14,870	2.60	6,090
	Gr. Taft	12,206	2.51	4,865	11,600	2.50	4,940
	Gr. Maricopa	820	3.07	267	860	3.00	300
	(est.)						
	Rural Area	2,724	3.07	886	2,410	3.00	850
3.	<u>Maricopa Flats</u>	645	3.07	210	570	3.00	200
4.	<u>Los Padres</u>	2,252	1.71	1,314	2,630	1.70	1,650
5.	<u>Lost Hills</u>	607	3.37	180	800	3.00	280
6.	<u>Wasco</u>	9,998	3.32	3,007	10,150	3.00	3,600
	Wasco	8,269	3.33	2,482	8,540	3.00	3,030
	Rural Area	1,729	3.29	525	1,610	3.00	570
7.	<u>Delano/McFarland</u>	21,142	3.29	6,428	22,090	3.00	7,830
	Delano	14,559	3.20	4,547	15,480	3.00	5,490
	McFarland	4,177	3.50	1,192	4,340	3.00	1,540
	Rural Area	2,406	3.49	689	2,250	3.00	800
8.	<u>Shafter</u>	10,975	3.30	3,323	10,740	3.00	3,810
	Gr. Shafter	7,864	3.11	2,527	7,900	3.00	2,780
	Rural Area	3,111	3.91	796	2,900	3.00	1,030

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1970 Pop./D.U.	D.U.s	1975		D.U.s
				Pop.	Pop./D.U.s	
9. <u>Buttonwillow</u>	2,335	2.94	793	2,170	2.90	800
10. <u>Rosedale</u>	4,844	3.36	1,441	6,070	3.00	2,150
Gr. Bakersfield(p) (Greenacres)	3,000	3.36	892	3,750	3.00	1,330
Rural Area	1,844	3.36	549	2,320	3.00	820
11. <u>Bakersfield</u>	178,316	2.98	59,817	189,660	3.00	67,300
12. <u>Greenfield/Panama</u>	4,774	3.10	1,542	4,890	3.00	1,740
13. <u>Arvin/Lamont</u>	17,980	3.47	5,188	17,490	3.00	6,210
Gr. Bakersfield(p) (Hilltop)	743	3.36	221	750	3.00	270
Gr. Arvin	5,654	3.31	1,707	5,550	3.00	1,970
Lamont	8,913	3.56	2,504	8,960	3.00	3,180
Rural Area	2,670	3.53	756	2,240	3.00	790
14. <u>Glennville/Woody</u>	2,113	2.52	838	2,560	2.50	1,090
Gr. Bakersfield(p) (Aztec)	1,272	2.52	504	1,380	2.50	590
Rural Area	841	2.52	334	1,180	2.50	500
15. <u>Isabella</u>	5,475	1.72	3,186	6,240	1.70	3,900
16. <u>Walker</u>	269	1.93	139	430	1.90	240

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1970 Pop./D.U.	D.U.s	1975		D.U.s
				Pop.	Pop./D.U.s	
17. <u>North Tehachapi</u>	389	3.19	122	590	3.00	210
Gr. Tehachapi (p)	6	6.00	1	100	3.00	30
Rural Area	383	3.17	121	490	3.00	180
18. <u>South Tehachapi</u>	6,019	2.85	2,110	6,760	2.90	2,580
Gr. Tehachapi (p)	4,595	3.11	1,477	5,050	3.00	1,790
Rural Area	1,424	2.25	633	1,710	2.30	790
19. <u>Tejon</u>	100	2.27	44	150	2.30	70
20. <u>Indian Wells Valley</u>	21,342	3.03	7,053	22,670	3.00	800
21. <u>Antelope Valley</u>	23,646	3.23	7,324	25,320	3.22	8,440
25 Edwards (A.F.B.)	10,332	4.48	2,304	10,670	4.50	2,520
Mojave	2,725	2.71	1,006	2,860	2.70	1,130
Rosamond	2,397	2.71	886	2,550	2.70	1,000
Boron	2,910	2.96	982	2,950	3.00	1,050
California City	1,309	2.07	632	1,650	2.10	840
Rural Area	3,973	2.62	1,514	4,640	2.60	1,900
1- <u>KERN COUNTY</u>	329,162	2.99	110,128	347,095	3.10	119,080
25 <u>Gr. Bakersfield</u>	184,219	2.97	61,681	195,540	3.00	69,490
<u>Gr. Tehachapi</u>	4,601	3.11	1,478	5,150	3.00	1,820

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	Pop.	1980 Pop./D.U.	D.U.s	Pop.	1985 Pop./D.U.s	D.U.s
1.	<u>Bitterwater</u>	300	3.00	110	300	3.00	110
2.	<u>Taft</u>	14,000	2.60	5,740	13,500	2.60	5,540
	Gr. Taft	11,000	2.50	4,670	10,500	2.50	4,470
	Gr. Maricopa	900	3.00	320	900	3.00	320
	Rural Area	2,100	3.00	750	2,100	3.00	750
3.	<u>Maricopa Flats</u>	500	3.00	180	450	3.00	160
4.	<u>Los Padres</u>	3,000	1.70	1,880	3,250	1.70	2,030
5.	<u>Lost Hills</u>	1,000	3.00	350	1,150	3.00	410
6.	<u>Wasco</u>	10,300	3.00	3,650	10,340	3.00	3,710
	Wasco	8,800	3.00	3,120	9,000	3.00	3,190
	Rural Area	1,500	3.00	530	1,450	3.00	520
7.	<u>Delano/McFarland</u>	23,000	3.00	8,170	23,500	3.00	8,340
	Delano	16,400	3.00	5,820	16,900	3.00	6,000
	McFarland	4,500	3.00	1,600	4,550	3.00	1,610
	Rural Area	2,100	3.00	750	2,050	3.00	730
8.	<u>Shafter</u>	10,500	3.00	3,730	10,650	3.00	3,770
	Gr. Shafter	7,800	3.00	2,770	7,950	3.00	2,830
	Rural Area	2,700	3.00	960	2,650	3.00	940

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1980 Pop./D.U.	D.U.s	1985		D.U.s
				Pop.	Pop./D.U.s	
9. <u>Buttonwillow</u>	2,000	2.90	730	1,850	2.90	680
10. <u>Rosedale</u>	7,300	3.00	2,590	8,300	3.00	2,950
Gr. Bakersfield(p) (Greenacres)	4,500	3.00	1,600	5,000	3.00	1,780
Rural Area	2,800	3.00	990	3,300	3.00	1,170
11. <u>Bakersfield</u>	201,000	3.00	71,320	212,500	3.00	75,400
12. <u>Greenfield/Panama</u>	5,000	3.00	1,770	5,500	3.00	1,950
13. <u>Arvin/Lamont</u>	17,000	3.00	6,030	17,250	3.00	6,120
Gr. Bakersfield(p) (Hilltop)	750	3.00	270	770	3.00	270
Gr. Arvin	5,450	3.00	1,930	5,470	3.00	1,940
Lamont	9,000	3.00	3,190	9,200	3.00	3,270
Rural Area	1,800	3.00	640	1,800	3.00	640
14. <u>Glennville/Woody</u>	3,000	2.50	1,280	3,750	2.50	1,600
Gr. Bakersfield(p) (Aztec)	1,500	2.50	640	1,650	2.50	700
Rural Area	1,500	2.50	640	2,100	2.50	900
15. <u>Isabella</u>	7,000	1.70	4,380	7,750	1.70	4,870
16. <u>Walker</u>	600	1.90	340	750	1.90	420

KERN COUNTY
Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1980	D.U.s	1985		D.U.s
		Pop./D.U.		Pop.	Pop./D.U.s	
17. <u>North Tehachapi</u>	800	3.00	280	1,150	3.00	410
Gr. Tehachapi (p)	200	3.00	70	350	3.00	120
Rural Area	600	3.00	210	800	3.00	280
18. <u>South Tehachapi</u>	7,500	2.90	2,750	8,100	2.90	3,100
Gr. Tehachapi (p)	5,500	3.00	1,950	6,000	3.00	2,130
Rural Area	2,000	2.30	920	2,100	2.30	970
19. <u>Tejon</u>	200	2.30	90	400	2.30	180
20. <u>Indian Wells Valley</u>	24,000	3.00	8,520	25,500	3.00	9,050
21. <u>Antelope Valley</u>	27,000	3.19	9,080	28,500	3.14	9,730
25 Edwards (A.F.B.)	11,000	4.50	2,600	11,000	4.50	2,600
Mojave	3,000	2.70	1,180	3,200	2.70	1,260
Rosamond	2,700	2.70	1,060	2,900	2.70	1,140
Boron	3,000	3.00	1,060	3,000	3.00	1,060
California City	2,000	2.10	1,010	2,350	2.10	1,190
Rural Area	5,300	2.60	2,170	6,050	2.60	2,480
1- <u>KERN COUNTY</u>	365,000	2.92	132,970	384,550	2.91	140,530
25 Gr. Bakersfield	207,750	3.00	73,830	219,920	3.00	78,150
Gr. Tehachapi	5,700	3.00	2,020	6,350	3.00	2,250

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	Pop.	1990	D.U.s	
			Pop./D.U.		
1.	<u>Bitterwater</u>	300	3.00	110	
2.	<u>Taft</u>	13,000	2.60	5,330	
	Gr. Taft	10,000	2.50	4,260	
	Gr. Maricopa	900	3.00	320	
	Rural Area	2,100	3.00	750	
3.	<u>Maricopa Flats</u>	400	3.00	140	
4.	<u>Los Padres</u>	3,500	1.70	2,190	
5.	<u>Lost Hills</u>	1,300	3.00	460	
6.	<u>Wasco</u>	10,600	3.00	3,760	
	Wasco	9,200	3.00	3,260	
	Rural Area	1,400	3.00	500	
7.	<u>Delano/McFarland</u>	24,000	3.00	8,520	
	Delano	17,400	3.00	5,180	
	McFarland	4,600	3.00	1,630	
	Rural Area	2,000	3.00	710	
8.	<u>Shafter</u>	10,700	3.00	3,800	
	Gr. Shafter	8,100	3.00	2,880	
	Rural Area	2,600	3.00	920	

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

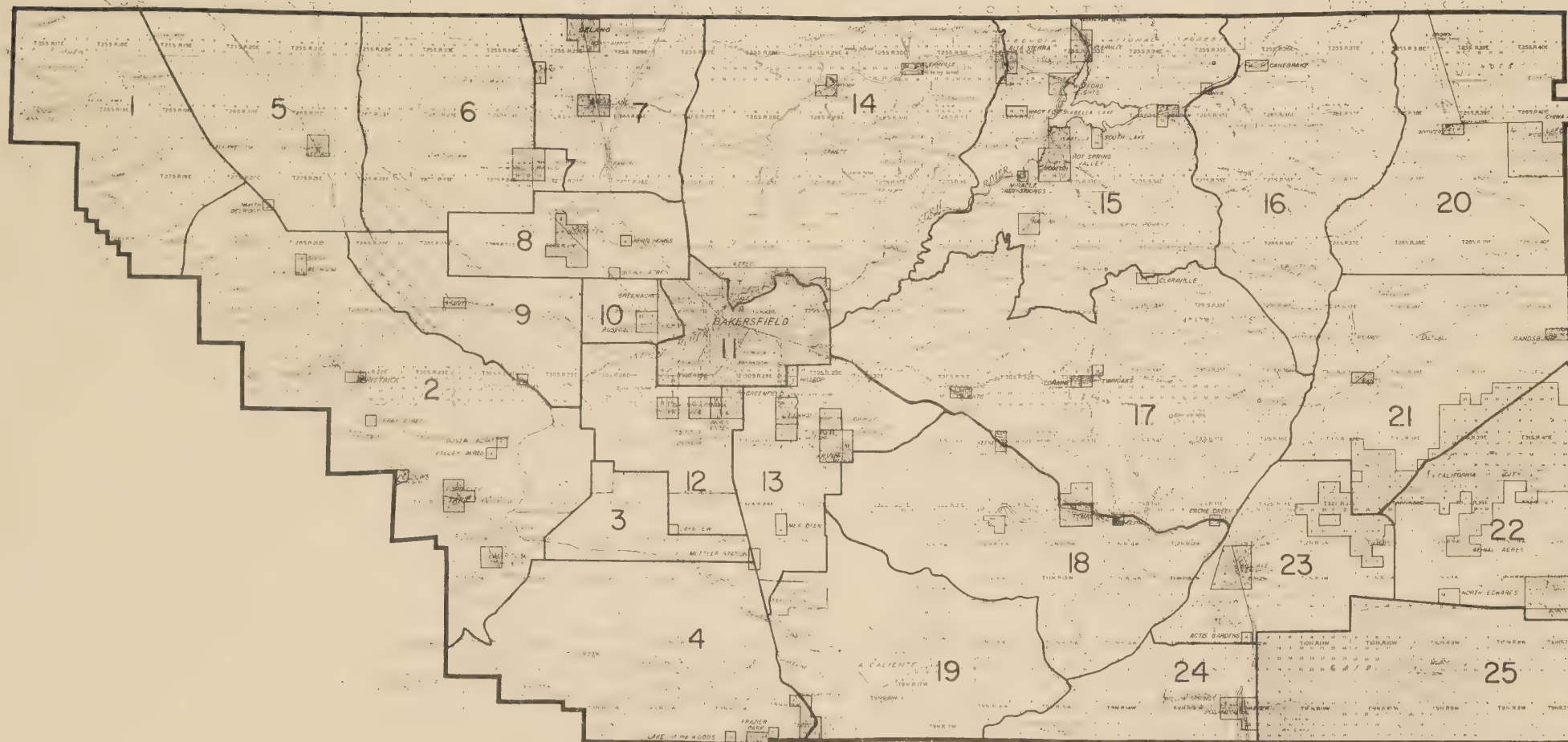
L. S. Area Name A.	Pop.	1990 Pop./D.U.	D.U.s		
9. <u>Buttonwillow</u>	1,700	2.90	620		
10. <u>Rosedale</u>	9,300	3.00	3,300		
Gr. Bakersfield(p)	5,500	3.00	1,950		
(Greenacres)					
Rural Area	3,800	3.00	1,350		
11. <u>Bakersfield</u>	224,000	3.00	79,480		
12. <u>Greenfield/Panama</u>	6,000	3.00	2,130		
13. <u>Arvin/Lamont</u>	17,500	3.00	6,210		
Gr. Bakersfield(p)	800	3.00	280		
(Hilltop)					
Gr. Arvin	5,500	3.00	1,950		
Lamont	9,400	3.00	3,340		
Rural Area	1,800	3.00	640		
14. <u>Glennville/Woody</u>	4,500	2.50	1,920		
Gr. Bakersfield(p)	1,800	2.50	770		
(Aztec)					
Rural Area	2,700	2.50	1,150		
15. <u>Isabella</u>	8,500	1.70	5,320		
16. <u>Walker</u>	900	1.90	510		

KERN COUNTY

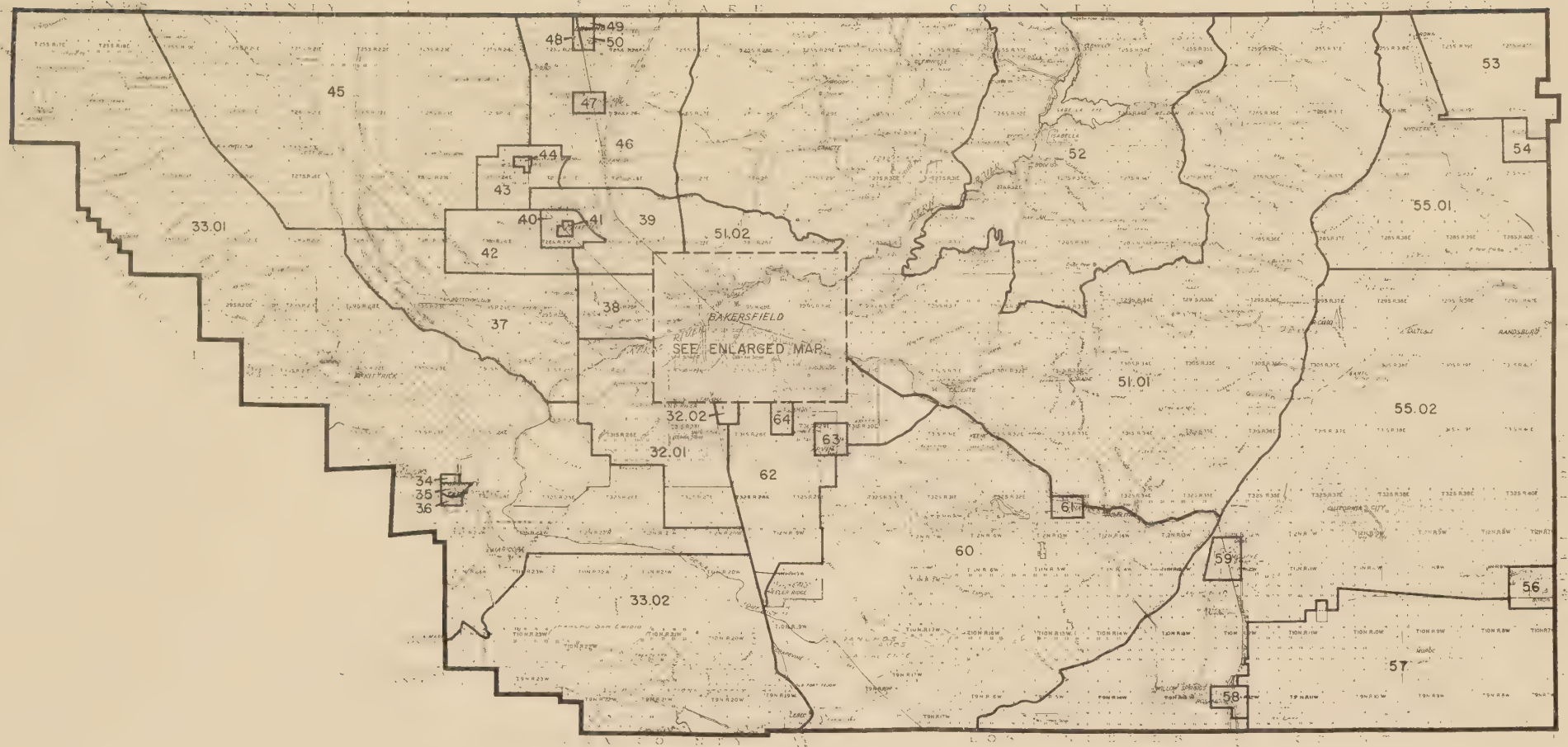
Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	Pop.	1990 Pop./D.U.	D.U.s
17.	<u>North Tehachapi</u>	1,500	3.00	530
	Gr. Tehachapi (p)	500	3.00	180
	Rural Area	1,000	3.00	350
18.	<u>South Tehachapi</u>	8,700	2.90	3,330
	Gr. Tehachapi (p)	6,500	3.00	2,310
	Rural Area	2,200	2.30	1,020
19.	<u>Tejon</u>	600	2.30	280
20.	<u>Indian Wells Valley</u>	27,000	3.00	9,580
21.	<u>Antelope Valley</u>	30,000	3.11	10,370
to				
25.	Edwards (A.F.B.)	11,000	4.50	2,600
	Mojave	3,400	2.70	1,340
	Rosamond	3,100	2.70	1,220
	Boron	3,000	3.00	1,060
	California City	2,700	2.10	1,370
	Rural Area	6,800	2.60	2,780
1-	<u>KERN COUNTY</u>	404,000	2.90	147,890
25.	<u>Gr. Bakersfield</u>	232,100	3.00	82,480
	<u>Gr. Tehachapi</u>	7,000	3.00	2,490

LOCAL STATISTICAL AREAS



1970 CENSUS TRACTS



A P P E N D I X "D"

General Characteristics

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	1.01		1.02		2.00		3.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	4066	-	3423	-	6391	-	3348	-
Total Housing Units	1506	-	1189	-	2564	-	1273	-
Population in Housing Units	4053	99.7	3410	99.6	6391	100	3342	99.8
Persons per Household	2.8	-	2.9	-	2.6	-	2.7	-
Owner Occupied Housing	1041	71.7	870	74.5	1252	51.5	660	54.1
White	1037	99.6	865	99.4	1246	99.5	651	98.6
Negro	0	-	0	-	1	-	0	-
Renter Occupied Housing	410	28.3	298	25.5	1179	48.5	559	45.9
White	401	97.8	293	98.3	1159	98.3	549	98.2
Negro	0	-	1	-	0	-	0	-
Median Number of Rooms	5.0	-	5.2	-	4.3	-	4.2	-
Persons Per Room								
1.00	1394	96.1	1130	96.7	2254	92.7	1111	91.1
1.00 to 1.50	46	3.2	34	2.9	143	5.9	80	6.6
1.50+	11	.7	4	.4	34	1.4	28	2.3

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	4.00		5.00		6.00		7.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	3448	-	3875	-	2115	-	5024	-
Total Housing Units	1394	-	1129	-	893	-	1845	-
Population in Housing Units	3448	100	3794	97.9	2056	97.2	5008	99.7
Persons per Household	2.6	-	3.5	-	2.4	-	2.9	-
Owner Occupied Housing	724	55.2	892	84.1	314	37.2	1526	84.8
White	716	98.9	880	98.6	306	97.5	1510	98.9
Negro	0	-	5	.1	0	-	2	-
Renter Occupied Housing	588	44.8	182	16.9	530	62.8	274	15.2
White	581	98.8	177	97.3	510	96.2	271	98.9
Negro	1	-	2	1.1	4	.1	0	-
2 Median Number of Rooms	3.8	-	5.4	-	4.0	-	5.5	-
Persons Per Room:								
1.00	1181	90.0	995	92.6	774	91.7	1757	97.6
1.00 to 1.50	97	7.4	66	6.2	48	5.7	37	2.1
1.50+	34	2.6	13	1.2	22	2.6	6	.3

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	8.00		9.01		9.02		9.03	
	No.	%	No.	%	No.	%	No.	%
Total Population	5575	-	3489	-	3665	-	3597	-
Total Housing Units	1663	-	1032	-	1183	-	1004	-
Population in Housing Units	5480	98.3	3489	100	3666	100	3590	99.8
Persons per Household	3.3	-	3.5	-	3.2	-	3.6	-
Owner Occupied Housing	1396	85.3	778	78.3	941	81.7	817	83.0
White	1381	98.9	768	98.7	920	97.8	805	98.5
Negro	2	-	3	-	0	-	0	-
Renter Occupied Housing	240	14.7	216	21.7	211	18.3	167	17.0
White	236	98.3	211	97.7	207	98.1	166	99.4
Negro	1	-	1	-	1	-	0	-
ω Median Number of Rooms	5.5	-	5.9	-	5.6	-	5.8	-
Persons Per Room:								
1.00	1580	96.6	961	96.7	1128	97.9	949	96.4
1.00 to 1.50	50	3.1	30	3.0	22	1.9	32	3.3
1.50+	6	.3	3	.3	2	.2	3	.3

KERN COUNTY
GENERAL CHARACTERISTICS

CENSUS TRACT	9.04		9.05		9.06		9.07	
	No.	%	No.	%	No.	%	No.	%
Total Population	3368	-	2182	-	2705	-	1815	-
Total Housing Units	1097	-	838	-	828	-	496	-
Population in Housing Units	3368	100	2182	100	2692	99.5	1809	99.7
Persons per Household	3.3	-	2.7	-	3.4	-	3.7	-
Owner Occupied Housing	736	71.2	633	81.4	607	76.4	410	84.5
White	721	98.0	631	99.7	601	99.0	403	78.3
Negro	2	-	0	-	1	-	0	-
Renter Occupied Housing	298	28.8	181	18.6	187	23.6	75	15.5
White	287	96.3	179	98.9	186	99.5	72	96.0
Negro	0	-	-	-	0	-	0	-
Median Number of Rooms	5.2	-	5.5	-	5.3	-	5.3	-
4. Persons Per Room:								
1.00	970	93.8	800	98.3	732	92.2	451	93.0
1.00 to 1.50	59	5.7	11	1.3	51	6.4	33	6.8
1.50+	5	.5	3	.4	11	1.4	1	.2

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	10.00		11.01		11.02		11.03	
	No.	%	No.	%	No.	%	No.	%
Total Population	2839	-	2509	-	4493	-	2552	-
Total Housing Units	762	-	654	-	1426	-	983	-
Population in Housing Units	2822	99.4	2431	96.9	4483	100	2536	99.4
Persons per Household	3.8	-	3.8	-	3.3	-	2.7	-
Owner Occupied Housing	513	69.9	522	81.9	972	70.9	489	52.9
White	495	96.5	518	99.2	943	97.0	468	95.7
Negro	2	-	2	-	5	.1	1	-
Renter Occupied Housing	221	30.1	115	18.1	399	29.1	435	47.1
White	214	96.8	114	99.1	388	97.2	397	91.3
Negro	0	-	0	-	0	-	1	-
Median Number of Rooms	5.1	-	5.2	-	4.8	-	4.4	-
Persons Per Room:								
1.00	6.19	84.3	547	85.9	1223	89.2	832	90.0
1.00 to 1.50	81	11.1	71	11.2	104	7.6	59	6.4
1.50+	34	4.6	19	2.9	44	3.2	33	3.6

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	12.00		13.00		14.00		15.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	5779	-	5083	-	4187	-	2913	-
Total Housing Units	2123	-	1781	-	1865	-	962	-
Population in Housing Units	5404	93.5	4870	95.8	4163	99.4	2872	98.6
Persons per Household	2.7	-	2.9	-	2.4	-	3.1	-
Owner Occupied Housing	876	44.0	749	45.3	663	37.6	401	43.7
White	856	97.7	717	95.7	643	97.0	234	58.4
Negro	1	-	0	-	3	.4	134	33.4
Renter Occupied Housing	1113	56.0	906	54.7	1049	63.4	516	56.3
White	1085	97.5	850	93.8	1014	96.7	342	66.3
Negro	5	-	4	-	21	.2	127	24.6
Median Number of Rooms	4.2	-	4.2	-	4.2	-	4.3	-
Persons Per Room:								
1.00	1792	90.0	1390	84.0	1575	92.0	735	80.2
1.00 to 1.50	141	7.2	167	10.1	91	5.3	104	11.3
1.50+	56	2.8	98	5.9	46	2.7	78	8.5

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	16.00		17.00		18.00		19.01	
	No.	%	No.	%	No.	%	No.	%
Total Population	1448	-	4707	-	5273	-	3660	-
Total Housing Units	736	-	1991	-	1647	-	1383	-
Population in Housing Units	1419	98.0	4329	92.0	5121	97.1	3653	99.8
Persons per Household	2.2	-	2.3	-	3.3	-	2.7	-
Owner Occupied Housing	146	22.4	1132	60.7	1151	73.8	908	67.7
White	95	65.1	1117	98.7	1130	98.2	876	96.5
Negro	22	15.1	1	-	2	-	9	1.0
Renter Occupied Housing	507	77.6	734	39.3	408	26.2	433	32.3
White	449	88.6	726	98.9	405	99.3	418	96.5
Negro	28	.6	2	-	0	-	1	-
Median Number of Rooms	3.7	-	5.1	-	5.5	-	5.1	-
Persons per Room:								
1.00	595	91.1	1833	98.2	1518	97.4	1293	96.4
1.00 to 1.50	45	7.0	28	1.5	35	2.2	39	2.9
1.50+	13	1.9	5	.3	6	.4	9	.7

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	19.02		20.00		21.00		22.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	3942	-	4865	-	3121	-	4676	-
Total Housing Units	1788	-	1650	-	908	-	1560	-
Population in Housing Units	3942	100	4743	97.5	3107	99.6	4657	99.6
Persons per Household	2.4	-	3.2	-	3.5	-	3.2	-
Owner Occupied Housing	721	43.3	841	55.9	416	47.4	623	42.6
White	703	97.5	226	26.9	247	59.4	45	7.2
Negro	2	-	578	68.7	141	33.9	557	89.4
Renter Occupied Housing	945	56.7	662	44.1	461	52.6	838	57.4
White	913	96.6	212	32.0	254	55.1	42	.5
Negro	14	1.4	440	66.5	162	35.1	775	92.3
Median Number of Rooms	4.5	-	4.6	-	4.0	-	4.3	-
Persons per Room:								
1.00	1601	96.1	1287	85.6	631	71.9	1179	80.7
1.00 to 1.50	48	2.9	153	10.2	134	15.3	161	11.1
1.50+	17	1.0	63	4.2	112	12.8	121	8.2

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	23.01		23.02		24.00		25.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	5090	-	2887	-	2366	-	5759	-
Total Housing Units	1384	-	731	-	676	-	1468	-
Population in Housing Units	5075	99.7	2884	99.9	2366	100	5725	99.4
Persons Per Household	3.9	-	4.1	-	3.9	-	4.0	-
Owner Occupied Housing	845	64.2	373	53.0	397	63.8	868	61.1
White	749	88.6	324	86.9	331	83.4	389	44.8
Negro	11	1.3	39	10.5	54	13.6	455	52.4
Renter Occupied Housing	472	35.8	331	47.0	225	36.2	556	38.9
White	443	93.8	293	88.5	166	73.8	220	39.5
Negro	6	1.3	24	7.2	49	21.8	326	58.6
Median Number of Rooms	4.5	-	4.2	-	4.5	-	4.7	-
Persons per Room								
1.00	964	73.2	453	64.4	480	77.2	1016	71.4
1.00 to 1.50	219	16.6	128	18.1	72	11.5	244	17.1
1.50+	134	10.2	123	17.5	70	11.3	164	11.5

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	26.00		27.00		28.01		28.02	
	No.	%	No.	%	No.	%	No.	%
Total Population	3115	-	5473	-	1336	-	4465	-
Total Housing Units	1153	-	1948	-	375	-	1423	-
Population in Housing Units	3093	99.3	5466	99.9	1336	100	4465	100
Persons Per Household	1.6	-	4.0	-	3.7	-	3.2	-
Owner Occupied Housing	741	67.2	1237	65.4	347	95.9	964	70.0
White	701	94.6	1216	98.3	342	98.6	953	18.9
Negro	29	3.9	2	-	1	-	0	-
Renter Occupied Housing	361	32.8	653	34.6	15	4.1	414	30.0
White	329	91.1	648	99.2	15	100	409	98.8
Negro	27	7.5	1	-	0	-	2	-
Median Number of Rooms	4.9	-	5.0	-	5.3	-	5.1	-
Persons per Room:								
1.00	1023	93.8	1811	95.8	356	98.3	1317	95.6
1.00 to 1.50	62	5.7	68	3.6	2	6	52	3.8
1.50+	17	1.5	11	.6	4	1.1	9	.6

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	28.03		28.04		29.00		30.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	3468	-	1032	-	5765	-	5393	-
Total Housing Units	960	-	592	-	1805	-	1699	-
Population in Housing Units	3455	99.6	1032	100	5742	99.6	5376	99.9
Persons Per Household	3.8	-	1.8	-	3.4	-	3.3	-
Owner Occupied Housing	720	79.1	546	94.8	1322	79.2	1083	67.3
White	700	97.2	545	99.8	1283	97.0	1027	94.8
Negro	1	-	0	-	3	-	18	1.7
Renter Occupied Housing	190	20.9	30	5.2	347	20.8	527	32.7
White	184	96.8	30	100	342	98.6	517	98.1
Negro	5	.3	0	-	1	-	5	-
Median Number of Rooms	5.7	-	4.4	-	5.2	-	4.8	-
Persons per Room:								
1.00	867	95.3	576	100	1566	93.8	1429	88.8
1.00 to 1.50	36	4.0	0	-	83	5.0	135	8.4
1.50+	7	.7	0	-	20	1.2	46	2.8

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	31.01		31.02		31.03		32.01	
	No.	%	No.	%	No.	%	No.	%
Total Population	3453	-	4883	-	3717	-	2451	-
Total Housing Units	1006	-	1364	-	1070	-	789	-
Population in Housing Units	3361	97.3	4842	99.2	3673	98.8	2446	99.8
Persons Per Household	3.7	-	3.8	-	3.6	-	3.5	-
Owner Occupied Housing	761	84.6	1068	83.6	638	62.7	324	45.8
White	744	97.8	1047	98.0	368	89.0	316	97.5
Negro	4	-	5	-	64	10.0	4	-
Renter Occupied Housing	138	15.4	210	16.4	380	37.3	383	54.2
White	135	97.8	204	97.1	307	80.8	369	96.3
Negro	0	-	2	-	70	18.4	9	.2
Median Number of Rooms	5.2	-	5.3	-	4.8	-	4.8	-
Persons per Room								
1.00	819	91.1	1177	92.1	819	80.5	588	83.4
1.00 to 1.50	65	7.2	95	7.4	143	14.0	76	10.5
1.50+	15	1.7	6	.5	56	5.5	43	6.1

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	32.02		33.01		33.02		34.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	2323	-	4380	-	2252	-	3536	-
Total Housing Units	753	-	1424	-	1314	-	1377	-
Population in Housing Units	2312	99.5	4348	99.3	2246	99.7	3503	99.1
Persons Per Household	3.2	-	3.4	-	2.9	-	2.8	-
Owner Occupied Housing	471	66.1	721	56.0	481	62.6	904	73.1
White	463	98.3	716	99.3	478	99.4	897	99.2
Negro	5	-	0	-	0	-	0	-
Renter Occupied Housing	242	33.9	567	44.0	287	37.4	333	26.9
White	233	96.3	562	99.1	275	95.8	331	99.4
Negro	5	.2	0	-	1	-	0	-
Median Number of Rooms	4.7	-	5.0	-	4.2	-	4.8	-
Persons per Room:								
1.00	614	86.1	1134	88.0	668	87.0	1181	95.5
1.00 to 1.50	73	10.2	119	9.3	74	9.6	43	3.5
1.50+	26	3.7	35	2.7	26	3.4	13	1.0

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	35.00		36.00		37.00		38.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	4348	-	4322	-	2335	-	4844	-
Total Housing Units	1786	-	1702	-	793	-	1441	-
Population in Housing Units	4244	97.6	4316	99.9	2311	99.1	4832	99.6
Persons Per Household	2.8	-	2.8	-	3.4	-	3.5	-
Owner Occupied Housing	1004	66.1	1140	73.9	314	46.2	978	70.7
White	996	99.2	1133	79.4	286	91.1	971	99.3
Negro	0	-	0	-	0	-	2	-
Renter Occupied Housing	516	33.9	402	26.1	365	53.8	406	29.3
White	508	98.5	397	98.8	296	81.1	399	98.3
Negro	0	-	1	-	65	17.8	4	.9
Median Number of Rooms	4.9	-	4.9	-	4.7	-	5.1	-
Persons per Room:								
1.00	1467	96.5	1451	94.1	576	84.8	1260	91.0
1.00 to 1.50	45	3.0	76	5.0	79	11.7	96	6.9
1.50+	8	.5	15	.9	24	3.5	28	2.1

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	39.00		40.00		41.00		42.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	1826	-	2611	-	5253	-	1285	-
Total Housing Units	430	-	803	-	1724	-	366	-
Population in Housing Units	1490	81.6	2585	99.0	5161	98.2	1285	100
Persons Per Household	4.0	-	3.4	-	3.2	-	3.9	-
Owner Occupied Housing	96	25.9	357	46.4	1024	63.1	150	45.6
White	96	100	343	96.1	1004	98.0	142	94.7
Negro	0	-	4	-	0	-	8	5.3
Renter Occupied Housing	274	74.1	412	53.6	598	36.9	180	54.4
White	263	96.0	385	93.4	565	94.5	166	92.2
Negro	8	2.9	6	.1	0	-	8	4.4
Median Number of Rooms	4.4	-	4.2	-	4.8	-	4.9	-
Persons per Room:								
1.00	278	75.1	595	77.4	1439	88.7	259	78.5
1.00 to 1.50	51	13.8	91	11.8	122	7.5	39	11.8
1.50+	41	11.1	83	10.8	61	3.8	32	9.7

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	43.00		44.00		45.00		46.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	832	-	8112	-	1661	-	2843	-
Total Housing Units	241	-	2435	-	511	-	830	-
Population in Housing Units	824	98.9	8060	99.4	1641	98.9	2834	99.7
Persons Per Household	3.7	-	3.4	-	3.9	-	3.9	-
Owner Occupied Housing	115	51.1	1262	53.7	109	25.7	271	37.5
White	112	97.4	1118	88.6	108	99.1	206	76.0
Negro	0	-	124	10.0	1	-	15	5.5
Renter Occupied Housing	110	48.9	1087	46.3	315	74.3	452	62.5
White	107	97.3	955	87.9	306	97.1	368	81.4
Negro	3	2.7	110	10.1	5	1.6	12	2.7
Median Number of Rooms	5.4	-	4.6	-	4.9	-	4.8	-
Persons per Room:								
1.00	197	87.6	1868	79.5	338	79.7	553	76.5
1.00 to 1.50	20	8.9	230	9.8	62	14.6	109	15.1
1.50+	8	3.5	251	10.7	24	5.7	61	8.4

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	47.00		48.00		49.00		50.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	4359	-	5848	-	3169	-	4923	-
Total Housing Units	1244	-	1632	-	970	-	1752	-
Population in Housing Units	4341	99.6	5788	99.1	3161	99.7	4857	98.7
Persons Per Household	3.7	-	4.0	-	3.4	-	2.9	-
Owner Occupied Housing	610	51.5	766	53.1	607	66.1	984	59.7
White	586	96.1	490	64.0	584	96.2	947	96.2
Negro	0	-	77	10.1	0	-	0	-
Renter Occupied Housing	574	48.5	678	46.9	311	33.9	664	40.3
White	543	94.6	450	66.4	282	90.7	615	92.6
Negro	2	-	89	13.1	5	1.6	4	-
Median Number of Rooms	4.4	-	4.5	-	4.9	-	4.7	-
Persons per Room:								
1.00	881	74.5	1001	69.3	796	86.7	1488	90.3
1.00 to 1.50	152	12.8	248	17.2	84	9.2	105	6.4
1.50+	151	12.7	195	13.5	38	4.1	55	3.3

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	51.01		51.02		52.00		53.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	1186	-	1585	-	5475	-	11,105	-
Total Housing Units	614	-	485	-	3186	-	3400	-
Population in Housing Units	1186	100	1585	100	5369	98.1	10,618	95.6
Persons Per Household	2.8	-	3.4	-	2.4	-	3.3	-
Owner Occupied Housing	271	63.6	413	88.1	1672	74.4	27	8.5
White	269	99.3	411	99.5	1662	99.4	26	96.3
Negro	0	-	0	-	0	-	1	3.7
Renter Occupied Housing	155	36.4	56	11.9	574	25.6	3142	91.5
White	144	92.9	56	100	554	96.5	2994	95.3
Negro	0	-	0	-	0	-	69	2.2
Median Number of Rooms	4.3	-	5.3	-	4.0	-	4.4	-
Persons per Room:								
1.00	387	90.8	445	94.9	2078	92.5	2915	92.0
1.00 to 1.50	28	6.6	21	4.5	108	4.8	216	6.8
1.50+	11	2.6	3	.6	60	2.7	38	1.2

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	54.00		55.01		55.02		56.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	8499	-	1738	-	5282	-	2910	-
Total Housing Units	2973	-	680	-	2146	-	982	-
Population in Housing Units	8491	99.9	1738	100	5256	99.5	2910	100
Persons Per Household	3.1	-	2.8	-	3.1	-	3.2	-
Owner Occupied Housing	1984	71.1	499	80.1	1003	58.7	566	62.6
White	1947	98.1	498	99.8	978	97.5	560	98.9
Negro	26	.1	0	-	14	1.4	2	-
Renter Occupied Housing	804	28.9	124	19.9	705	41.3	338	37.4
White	772	96.0	120	96.8	666	94.5	325	96.2
Negro	23	2.9	1	-	21	2.9	3	-
Median Number of Rooms	4.7	-	4.0	-	4.5	-	4.5	-
Persons per Room:								
1.00	2573	92.3	566	90.9	1498	87.7	794	87.8
1.00 to 1.50	170	6.1	33	5.3	131	7.7	92	10.2
1.50+	45	1.6	24	3.8	79	4.6	18	2.0

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	57.00		58.00		59.00		60.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	10,332	-	2397	-	2725	-	1524	-
Total Housing Units	2304	-	886	-	1006	-	677	-
Population in Housing Units	8995	87.1	2397	100	2711	99.5	1331	87.3
Persons Per Household	4.0	-	2.9	-	2.9	-	3.3	-
Owner Occupied Housing	130	5.8	466	56.7	513	54.6	203	50.0
White	128	98.5	459	98.5	507	98.8	200	98.5
Negro	1	-	4	-	1	-	0	-
Renter Occupied Housing	2110	94.2	356	43.3	427	45.4	203	50.0
White	1887	89.4	339	95.2	422	98.8	188	92.6
Negro	192	9.1	13	3.6	22	-	8	3.9
Median Number of Rooms	5.2	-	4.3	-	4.5	-	4.1	-
Persons per Room:								
1.00	1947	86.9	743	90.4	851	90.5	336	82.8
1.00 to 1.50	266	11.9	64	7.8	74	7.8	27	6.6
1.50+	27	1.2	15	1.8	15	1.7	43	10.6

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	61.00		62.00		63.00		64.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	4595	-	3413	-	5654	-	8913	-
Total Housing Units	1477	-	977	-	1707	-	2504	-
Population in Housing Units	4595	100	3361	98.5	5636	99.7	8854	99.3
Persons Per Household	3.3	-	3.9	-	3.5	-	3.7	-
Owner Occupied Housing	933	66.9	276	32.0	824	51.5	1409	58.9
White	922	98.8	270	97.8	780	94.7	1331	94.5
Negro	0	-	0	-	15	1.8	0	-
Renter Occupied Housing	464	33.1	586	68.0	775	48.5	982	41.1
White	450	97.0	556	94.9	726	93.7	956	97.4
Negro	2	-	9	.2	12	1.5	0	-
Median Number of Rooms	4.9	-	4.6	-	4.3	-	4.4	-
Persons per Room								
1.00	1244	89.0	653	75.8	1246	77.9	1778	74.4
1.00 to 1.50	124	8.9	115	13.3	191	11.9	314	12.1
1.50+	29	2.1	94	10.9	162	10.2	299	12.5

KERN COUNTY

GENERAL CHARACTERISTICS

Total Kern County

No. %

Total Population	329,162	-
Total Housing Units	110,128	-
Population in Housing Units	323,839	98.4
Persons Per Household	3.1	-
Owner Occupied Housing	60,507	59.5
White	56,614	93.6
Negro	2,491	4.1
Renter Occupied Housing	41,143	40.5
White	37,080	90.1
Negro	2,803	6.8
Median Number of Rooms	4.8	-
Persons per Room		
1.00	90,176	88.7
1.00 to 1.50	7,672	7.6
1.50+	3,802	3.7

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	1.01		1.02		2		3		4	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	3		0		47	4	35	6	52	16
\$5,000-\$9,999	127	13	18	2	491	41	214	38	101	31
\$10,000-\$14,999	450	45	297	35	539	44	177	32	90	27
\$15,000-\$19,999	252	25	269	32	117	10	114	21	73	22
\$20,000-\$24,999	134	13	162	19	11	1	9	2	10	3
\$25,000-\$34,999	44	4	92	11	3	-	2	-	0	
\$35,000-\$49,999	0		10	1	0		1	-	2	-
\$50,000+	0		1		0		1	-	1	-
Total	1,010	100	849	100	1,208	100	553	99	329	100
Median	\$14,900		\$16,900		\$10,500		\$10,700		\$10,500	
Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	10	3	3	1	26	2	12	2	25	4
\$40-\$59	64	16	13	4	229	20	83	15	153	26
\$60-\$79	88	22	62	21	448	38	252	45	245	42
\$80-\$99	97	24	42	14	286	24	132	24	83	14
\$100-\$119	54	13	88	30	98	8	40	7	33	6
\$120-\$149	46	11	76	26	53	5	22	4	23	4
\$150-\$199	26	6	7	2	0		4	1	2	-
\$200-\$299	3	1	1		0		0		1	-
\$300+	0		0		0		0		0	
No Payment	14	4	5	2	36	3	11	2	18	3
Total	402	100	297	100	1,176	100	556	100	583	99
Median	\$ 86		\$ 106		\$ 74		\$ 74		\$ 68	

Projected annual increase 3% on value of houses, 2% on rents.

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	5		6		7		8		9.01	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	11	1	23	9	0		0		0	
\$5,000-\$9,999	38	5	97	39	43	3	5	-	0	
\$10,000-\$14,999	93	13	89	37	468	31	243	18	15	2
\$15,000-\$19,999	163	22	28	11	536	35	788	57	89	12
\$20,000-\$24,999	121	17	10	4	224	15	188	14	145	20
\$25,000-\$34,999	245	33	1	-	148	10	93	7	250	34
\$35,000-\$49,999	57	8	1	-	55	4	40	3	156	21
\$50,000+	10	1	0		35	2	17	1	83	11
Total	738	100	249	100	1,509	100	1,374	100	738	100
Median	\$22,600		\$10,200		\$16,800		\$17,500		\$29,800	
24. Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	14	8	11	2	4	1	1		3	1
\$40-\$59	34	20	85	16	12	4	2	1	0	
\$60-\$79	43	25	169	32	44	16	2	1	2	1
\$80-\$99	27	17	151	29	48	18	32	13	1	-
\$100-\$119	11	7	60	11	52	19	40	17	10	5
\$120-\$149	10	6	13	5	71	27	76	32	54	25
\$150-\$199	3	2	25	3	26	10	72	30	95	46
\$200-\$299	4	2	2	-	3	1	8	3	39	19
\$300+	1		0		0		0		3	1
No Payment	22	13	12	2	14	4	7	3	4	2
Total	169	100	528	100	274	100	240	100	211	100
Median	\$ 70		\$ 79		\$ 108		\$ 136		\$ 168	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	9.02		9.03		9.04		9.05		9.06	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	0		0		0		0		11	2
\$5,000-\$9,999	0		0		8	1	18	3	67	11
\$10,000-\$14,999	26	3	7	1	189	26	133	22	146	25
\$15,000-\$19,999	296	35	264	32	218	31	162	27	154	26
\$20,000-\$24,999	326	38	274	34	138	19	129	21	154	26
\$25,000-\$34,999	164	19	208	26	125	17	117	19	53	9
\$35,000-\$49,999	33	4	59	7	37	5	35	6	7	1
\$50,000+	9	1	2	-	8	1	15	2	0	
Total	854	100	814	100	723	100	609	100	592	100
Median	\$21,600		\$22,500		\$18,500		\$19,700		\$17,500	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	2	1	0		1	-	2	1	3	1
\$40-\$59	1	-	0		1	-	4	2	15	8
\$60-\$79	0		0		8	3	46	26	40	22
\$80-\$99	3	2	2	1	21	7	47	27	38	20
\$100-\$119	17	8	18	11	136	45	20	11	27	15
\$120-\$149	88	42	70	42	75	26	38	21	22	12
\$150-\$199	70	33	60	36	26	9	6	3	27	15
\$200-\$299	24	11	13	8	22	7	6	3	6	3
\$300+	0		0		1	-	1	-	0	
No Payment	4	2	4	2	6	2	11	6	8	4
Total	209	99	167	100	297	99	181	100	186	100
Median	\$ 147		\$ 146		\$ 117		\$ 94		\$ 94	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	9.07		10		11.01		11.02		11.03	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	0		15	3	3		15	2	26	5
\$5,000-\$9,999	6	1	76	16	42	8	203	23	221	48
\$10,000-\$14,999	214	52	270	58	270	53	534	60	169	38
\$15,000-\$19,999	171	42	76	16	132	26	127	14	38	8
\$20,000-\$24,999	15	4	19	4	28	5	6	-	4	1
\$25,000-\$34,999	3	1	9	2	34	7	5	-	1	-
\$35,000-\$49,999	0		4	1	2	-	4	-	1	-
\$50,000+	0		1	-	3	-	0		0	
Total	409	100	470	100	514	99	894	99	460	100
Median	\$14,700		\$12,400		\$14,000		\$11,800		\$ 9,700	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	0		9	5	2	2	1	-	9	2
\$40-\$59	0		32	16	14	12	40	10	79	18
\$60-\$79	1		42	21	31	27	146	37	177	41
\$80-\$99	5	7	38	19	24	21	106	27	109	25
\$100-\$119	17	23	21	16	30	26	53	23	30	7
\$120-\$149	41	56	28	14	11	10	34	9	19	4
\$150-\$199	10	14	4	2	1	1	6	1	0	
\$200-\$299	0		1	-	0		0		0	
\$300+	0		0		0		0		0	
No Payment	0		11	6	2	2	13	3	12	3
Total	74	100	196	99	115	100	399	100	435	100
Median	\$ 130		\$ 84		\$ 89		\$ 81		\$ 72	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	12		13		14		15		16	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	38	4	65	9	27	4	23	6	6	5
\$5,000-\$9,999	271	32	380	53	231	38	152	40	35	29
\$10,000-\$14,999	442	52	218	30	242	40	146	38	47	39
\$15,000-\$19,999	79	9	42	6	57	9	44	12	22	18
\$20,000-\$24,999	10	1	6	1	22	4	10	3	8	7
\$25,000-\$34,999	9	1	3	-	21	3	4	1	2	2
\$35,000-\$49,999	3	-	4	-	7	1	1	-	1	-
\$50,000+	2	-	0	-	3	-	1	-	1	-
Total	854	99	718	99	610	99	381	100	122	100
Median	\$11,100		\$ 8,900		\$10,800		\$10,400		\$12,500	
27. Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	30	3	40	4	41	4	36	7	28	6
\$40-\$59	145	13	181	20	220	21	164	32	195	39
\$60-\$79	397	36	257	28	354	34	184	36	184	37
\$80-\$99	335	30	196	21	186	18	47	9	67	12
\$100-\$119	107	10	126	14	108	10	7	2	8	2
\$120-\$149	66	6	59	7	89	8	36	7	9	2
\$150-\$199	4	-	17	2	23	2	8	2	1	-
\$200-\$299	0	-	3	-	1	-	0	-	0	-
\$300+	0	-	0	-	0	-	2	-	0	-
No Payment	22	2	25	3	27	3	25	5	12	2
Total	1,106	100	904	99	1,049	100	509	100	504	100
Median	\$ 78		\$ 77		\$ 73		\$ 64		\$ 62	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	17		18		19.01		19.02		20	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	1	-	0		5	-	6	1	32	4
\$5,000-\$9,999	26	2	15	1	70	8	161	24	260	32
\$10,000-\$14,999	217	20	298	27	424	47	252	38	381	45
\$15,000-\$19,999	243	24	198	18	245	28	149	23	121	15
\$20,000-\$24,999	155	15	111	10	84	10	42	6	13	2
\$25,000-\$34,999	218	20	402	37	41	5	33	5	10	1
\$35,000-\$49,999	140	13	55	5	8	1	11	2	4	-
\$50,000+	69	6	17	2	6	-	8	1	1	-
Total	1,069	100	1,096	100	883	99	662	100	822	99
Median	\$21,500		\$21,700		\$14,500		\$13,200		\$11,300	
28 Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	13	2	5	1	6	1	12	1	12	2
\$40-\$59	95	13	8	2	35	9	83	9	161	25
\$60-\$79	160	22	17	4	68	16	282	30	292	44
\$80-\$99	198	27	37	9	110	25	213	23	86	13
\$100-\$119	76	10	51	13	78	18	145	15	49	8
\$120-\$149	77	11	111	28	106	24	154	16	30	5
\$150-\$199	52	7	124	30	16	4	19	2	2	-
\$200-\$299	29	4	44	11	1	-	1	-	0	
\$300+	1		0		0		0		0	
No Payment	30	4	10	2	13	3	33	4	18	3
Total	731	100	407	100	433	100	942	100	650	100
Median	\$ 89		\$ 142		\$ 98		\$ 86		\$ 68	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	21		22		23.01		23.02		24	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	78	19	125	21	38	5	64	18	90	24
\$5,000-\$9,999	219	55	313	52	407	52	196	54	117	32
\$10,000-\$14,999	90	22	136	22	276	35	83	23	57	15
\$15,000-\$19,999	12	3	24	4	48	6	12	3	30	8
\$20,000-\$24,999	1	-	4	1	10	1	0		50	14
\$25,000-\$34,999	1	-	2	-	5	1	0		23	6
\$35,000-\$49,999	0		0		0		2	1	0	
\$50,000+	1	-	1	-	0		3	1	3	1
Total	402	99	605	100	784	100	360	100	370	100
Median	\$7,700		\$7,900		\$9,600		\$8,000		\$8,800	
29. Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	115	25	50	6	59	12	33	10	31	16
\$40-\$59	205	45	462	55	110	23	147	45	74	37
\$60-\$79	96	20	241	29	149	31	117	36	47	24
\$80-\$99	12	3	50	6	87	19	23	7	10	5
\$100-\$119	4	1	6	1	27	6	1	-	8	4
\$120-\$149	0		0		23	5	0		3	1
\$150-\$199	0		0		3	1	0		3	1
\$200-\$299	0		0		0		0		0	
\$300+	0		0		0		0		0	
No Payment	27	6	24	3	12	3	6	2	25	12
Total	459	100	833	100	470	100	327	100	201	100
Median	\$ 50		\$ 56		\$ 67		\$ 58		\$ 54	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	25		26		27		28.01		28.02	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	61	8	4	1	0		0		1	-
\$5,000-\$9,999	306	40	101	14	68	6	0		15	2
\$10,000-\$14,999	291	38	423	60	490	41	1		265	28
\$15,000-\$19,999	68	9	132	19	378	31	0		372	39
\$20,000-\$24,999	15	2	30	4	122	10	6	2	163	17
\$25,000-\$34,999	12	2	10	1	98	8	36	10	114	12
\$35,000-\$49,999	2	-	0		24	2	172	50	16	1
\$50,000+	1	-	1	-	22	2	130	38	6	1
Total	756	100	701	100	1,202	100	345	100	952	100
Median	\$10,100		\$12,700		\$15,400		\$46,300		\$17,000	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	29	5	7	2	4	-	2	23	5	1
\$40-\$59	265	49	26	7	57	9	0		5	1
\$60-\$79	177	33	95	26	168	26	0		26	6
\$80-\$99	52	10	90	25	176	27	1	11	41	10
\$100-\$119	6	1	64	18	93	14	1	11	38	9
\$120-\$149	2	-	66	18	96	15	1	11	207	51
\$150-\$199	0		6	2	34	5	0		46	11
\$200-\$299	1	-	0		4	-	3	33	38	9
\$300+	0		0		0		0		1	-
No Payment	12	2	7	2	18	3	1	11	6	1
Total	544	100	361	100	650	99	9	100	413	99
Median	\$ 58		\$ 88		\$ 89		\$ 150		\$ 133	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	28.03		28.04		29		30		31.01	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	1	-	0		0		67	6	1	-
\$5,000-\$9,999	2	-	0		36	3	216	20	10	2
\$10,000-\$14,999	46	6	25	6	239	18	530	51	140	23
\$15,000-\$19,999	272	38	176	43	611	47	212	20	257	41
\$20,000-\$24,999	209	29	137	34	314	24	20	2	146	23
\$25,000-\$34,999	159	22	61	15	97	7	3	-	53	8
\$35,000-\$49,999	18	3	8	2	11	1	2	-	10	2
\$50,000+	4	1	0		2	-	2	-	5	1
Total	711	99	407	100	1,310	100	1,052	99	622	100
Median	\$20,800		\$20,100		\$18,000		\$13,000		\$17,500	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	0		0		6	2	17	3	2	1
\$40-\$59	1	-	0		4	1	109	21	5	4
\$60-\$79	2	1	0		9	3	168	32	10	8
\$80-\$99	3	1	1	3	141	41	83	16	10	8
\$100-\$119	4	2	3	10	34	10	54	10	36	28
\$120-\$149	68	36	9	30	82	24	68	13	30	23
\$150-\$199	93	49	9	30	52	15	11	2	26	20
\$200-\$299	14	7	4	14	5	1	0		1	-
\$300+	0		1	3	2	-	0		0	
No Payment	5	3	3	10	9	3	17	3	10	8
Total	190	100	30	100	344	100	527	100	130	100
Median	\$ 158		\$ 153		\$ 104		\$ 74		\$ 119	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	31.02		31.03		32.01		32.02		33.01	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5000	3	-	17	3	10	6	32	9	198	33
\$5,000-\$9,999	7	-	166	27	24	15	93	25	233	38
\$10,000-\$14,999	201	20	373	62	41	26	160	43	80	13
\$15,000-\$19,999	609	60	41	7	37	23	57	15	68	11
\$20,000-\$24,999	163	16	4	1	15	9	23	6	22	4
\$25,000-\$34,999	30	3	1	-	21	13	5	1	3	-
\$35,000-\$49,999	2	-	1	-	6	4	3	-	4	-
\$50,000+	0	-	1	-	6	4	0	-	0	-
Total	1,015	99	604	100	160	100	373	99	608	99
Median	\$17,100		\$11,200		\$15,700		\$11,700		\$ 6,700	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	1	-	47	12	29	12	18	8	85	24
\$40-\$59	7	3	55	15	98	39	38	17	87	25
\$60-\$79	10	5	93	25	59	24	99	44	46	13
\$80-\$99	10	5	85	23	6	2	30	13	21	6
\$100-\$119	18	9	64	17	11	4	15	7	7	2
\$120-\$149	59	29	19	5	2	1	12	5	5	1
\$150-\$199	96	46	1	-	3	1	1	-	4	1
\$200-\$299	1	-	0	-	0	-	0	-	0	-
\$300+	0	-	0	-	0	-	0	-	0	-
No Payment	7	3	11	3	44	17	12	5	99	28
Total	209	100	375	100	252	100	225	100	354	100
Median	\$ 148		\$ 78		\$ 56		\$ 69		\$ 52	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	33.02		34		35		36		37	
	No.	%	No.	%	No.	%	No.	%	No.	%
Owner-Occupied										
D.U.s by Value	21	6	66	8	48	5	264	24	25	11
\$5,000-\$9,999	74	21	361	43	164	17	380	35	60	26
\$10,000-\$14,999	104	31	259	30	171	17	213	19	64	26
\$15,000-\$19,999	76	22	135	16	259	26	140	13	41	18
\$20,000-\$24,999	39	11	18	2	166	17	52	5	19	8
\$25,000-\$34,999	27	8	10	1	137	14	34	3	11	5
\$35,000-\$49,999	5	1	1	-	27	3	12	1	11	5
\$50,000+	1	-	0		12	1	3	-	3	1
Total	347	100	850	100	984	100	1,098	100	234	100
Median	\$13,400		\$10,000		\$17,100		\$ 8,500		\$12,600	
Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	9	4	9	3	28	5	20	5	35	13
\$40-\$59	13	5	81	24	124	24	87	22	76	27
\$60-\$79	29	12	132	40	148	29	142	36	39	14
\$80-\$99	70	28	62	19	49	9	73	18	9	3
\$100-\$119	61	24	17	5	54	10	33	8	6	2
\$120-\$149	43	17	10	3	60	12	17	4	2	1
\$150-\$199	5	2	0		15	3	7	2	0	
\$200-\$299	1	-	0		4	1	2	-	0	
\$300+	0		0		0		0		0	
No Payment	20	8	21	6	34	7	18	5	110	40
Total	251	100	332	100	516	100	399	100	277	100
Median	\$ 98		\$ 68		\$ 69		\$ 69		\$ 52	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	38		39		40		41		42	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	16	2	11	19	101	35	26	3	23	28
\$5,000-\$9,999	72	9	26	46	112	39	177	18	24	30
\$10,000-\$14,999	211	27	5	9	24	8	407	41	13	16
\$15,000-\$19,999	239	30	4	7	18	6	213	22	10	13
\$20,000-\$24,999	127	16	0		14	5	56	6	3	4
\$25,000-\$34,999	106	13	4	7	16	6	48	5	6	8
\$35,000-\$49,999	21	3	3	5	3	1	32	3	1	1
\$50,000+	2		4	7	2	-	18	2	0	
Total	794	100	57	100	290	100	977	100	80	100
Median	\$16,800		\$ 7,600		\$ 6,500		\$13,600		\$ 8,300	
Renter-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	26	7	32	20	18	5	12	2	17	19
\$40-\$59	69	21	13	9	179	50	119	20	25	28
\$60-\$79	73	22	47	31	106	30	254	43	13	15
\$80-\$99	59	18	32	21	8	2	87	15	7	8
\$100-\$119	31	9	0		4	1	34	6	4	4
\$120-\$149	34	10	0		2	1	35	5	2	2
\$150-\$199	11	3	0		0		5	1	1	1
\$200-\$299	2	1	0		0		4	1	0	
\$300+	0		0		0		0		0	
No Payment	31	9	29	19	42	11	43	7	20	23
Total	336	100	153	100	359	100	593	100	89	100
Median	\$ 76		\$ 73		\$ 56		\$ 69		\$ 55	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	43		44		45		46		47	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	4	7	92	8	14	44	12	9	92	16
\$5,000-\$9,999	2	4	283	23	10	31	20	15	203	35
\$10,000-\$14,999	10	19	392	32	6	19	67	49	172	30
\$15,000-\$19,999	25	46	235	20	2	6	20	15	80	14
\$20,000-\$24,999	8	15	111	9	0		3	2	24	4
\$25,000-\$34,999	5	9	60	5	0		6	4	7	1
\$35,000-\$49,999	0		23	2	0		4	3	3	-
\$50,000+	0		9	1	0		4	3	3	-
Total	54	100	1,205	100	32	100	136	100	584	100
Median	\$17,700		\$12,800		\$ 5,600		\$12,200		\$ 9,900	
Renter-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	2	6	212	20	18	14	26	10	32	6
\$40-\$59	5	14	350	32	9	7	26	10	238	44
\$60-\$79	8	23	260	24	10	8	50	18	167	31
\$80-\$99	1	3	92	9	1	1	31	11	51	9
\$100-\$119	6	17	69	6	8	7	11	4	16	3
\$120-\$149	3	8	43	4	1	1	3	1	8	1
\$150-\$199	1	3	9	1	0		0		1	-
\$200-\$299	1	3	1	-	0		2	1	0	
\$300+	0		1	-	0		0		0	
No Payment	8	23	40	4	79	62	123	45	31	6
Total	35	100	1,077	100	126	100	272	100	544	100
Median	\$ 76		\$ 58		\$ 53		\$ 67		\$ 59	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	48		49		50		51.01		51.02	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	48	7	15	3	9	1	4	3	0	
\$5,000-\$9,999	189	26	88	15	78	9	32	26	2	1
\$10,000-\$14,999	286	39	245	44	220	24	39	32	29	9
\$15,000-\$19,999	136	19	142	24	265	30	30	25	187	58
\$20,000-\$24,999	30	4	37	6	197	22	9	7	74	23
\$25,000-\$34,999	15	2	19	3	82	9	6	5	30	9
\$35,000-\$49,999	23	3	17	3	30	3	3	2	1	-
\$50,000+	4	-	11	2	14	2	0		1	-
Total	731	100	574	100	895	100	123	100	324	99
Median	\$11,900		\$13,800		\$17,500		\$12,300		\$18,700	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	71	11	3	1	33	5	31	30	5	11
\$40-\$59	304	45	43	14	142	22	19	19	2	5
\$60-\$79	188	28	114	37	209	32	13	13	1	2
\$80-\$99	54	8	70	23	135	20	3	3	1	2
\$100-\$119	16	2	34	11	50	8	1	1	3	7
\$120-\$149	2	-	28	9	44	7	1	1	6	14
\$150-\$199	0		2	-	13	2	2	2	7	16
\$200-\$299	1	-	1	-	1	-	0		1	2
\$300+	0		0		2	-	0		0	
No Payment	37	5	14	4	31	5	32	31	18	41
Total	673	99	309	99	660	100	102	100	44	100
Median	\$ 57		\$ 78		\$ 73		\$ 44		\$ 125	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	52		53		54		55.01		55.02	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	21	2	S U		23	2	20	11	50	9
\$5,000-\$4,999	101	11	P		129	9	44	23	68	12
\$10,000-\$14,999	219	23	P		324	22	55	29	190	33
\$15,000-\$19,999	291	32	R		331	23	32	17	142	25
\$20,000-\$24,999	150	16	E		252	17	21	11	77	13
\$25,000-\$34,999	101	11	S		262	18	9	5	36	6
\$35,000-\$49,999	41	4	S		120	8	8	4	14	2
\$50,000+	10	1	E		15	1	0	-	1	
Total	934	100	D		1,456	100	189	100	578	100
Median	\$17,000				\$18,900		\$12,900		\$14,600	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	54	10	20	1	15	2	8	7	34	6
\$40-\$59	56	11	167	5	32	4	10	9	42	7
\$60-\$79	114	21	400	13	117	15	20	18	73	12
\$80-\$99	95	18	951	30	137	17	31	27	71	12
\$100-\$119	72	13	601	19	140	18	14	12	38	6
\$120-\$149	52	10	396	12	174	22	12	11	151	24
\$150-\$199	12	2	171	5	88	11	3	3	118	19
\$200-\$299	3	1	7	2	26	3	0		4	1
\$300+	0		0		2	-	0		0	
No Payment	76	14	404	13	64	8	15	13	83	13
Total	534	100	3,117	100	795	100	113	100	614	100
Median	\$ 81		\$ 97		\$ 109		\$ 88		\$ 121	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	56		57 ¹		58		59		60	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	29	6	23	15	0		9	2	19	17
\$5,000-\$9,999	98	20	67	42	35	11	70	16	13	11
\$10,000-\$14,999	227	46	53	33	116	36	187	42	10	9
\$15,000-\$19,999	92	19	13	10	125	40	123	27	19	17
\$20,000-\$24,999	34	7	1	-	30	9	30	7	11	10
\$25,000-\$34,999	12	2	0		5	2	24	5	21	18
\$35,000-\$49,999	0		0		5	2	4	1	17	15
\$50,000+	0		1	-	0	-	1	-	5	3
Total	492	100	158	100	316	100	448	100	115	100
Median	\$12,600				\$15,200		\$13,600		\$19,200	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	17	5	3	-	11	3	21	5	15	20
\$40-\$59	33	10	0		29	8	72	17	17	23
\$60-\$79	105	31	32	2	87	25	134	32	2	2
\$80-\$99	97	29	25	1	90	26	107	25	8	11
\$100-\$119	52	15	215	10	64	19	46	11	0	
\$120-\$149	17	5	46	2	50	15	23	5	2	2
\$150-\$199	1	-	14	1	5	1	2	-	1	1
\$200-\$299	0		1	-	0		0		0	
No Payment	16	5	1,761	84	12	3	20	5	30	40
Total	338	100	2,097	100	348	100	425	100	75	99
Median	\$ 81		\$ 111		\$ 87		\$ 76		\$ 44	

1

The housing values were taken from the STP2-1 Census Printout. The rentals are from the Census Bureau Table H-1.

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	61		62		63		64		County Total	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	20	2	51	30	146	19	321	32	2,841	6
\$5,000-\$9,999	149	18	58	34	296	38	507	41	9,838	18
\$10,000-\$14,999	319	38	21	12	203	26	316	14	16,158	30
\$15,000-\$19,999	207	24	19	11	79	10	116	7	12,517	23
\$20,000-\$24,999	99	12	13	8	32	4	34	3	5,793	11
\$25,000-\$34,999	41	5	9	5	18	2	15	1	4,256	8
\$35,000-\$49,999	9	1	1	-	7	1	6	1	1,471	3
\$50,000+	1	-	0	-	1	-	4	1	612	1
Total	845	100	172	100	782	100	1,319	100	53,486	100
Median	\$14,000		\$ 7,100		\$ 9,200		\$ 8,100		\$14,400	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	23	5	83	20	88	12	64	7	1,996	5
\$40-\$59	98	21	126	30	354	48	362	38	7,225	19
\$60-\$79	157	34	32	8	198	27	317	33	9,445	24
\$80-\$99	92	20	13	3	52	7	120	13	6,483	17
\$100-\$119	37	8	8	2	5	1	26	3	3,867	10
\$120-\$149	35	8	2	-	6	1	14	1	3,705	9
\$150-\$199	9	2	1	-	0	-	1	-	1,630	4
\$200-\$299	0		1	-	0		0		345	1
\$300+	0		0		0		0		19	-
No Payment	10	2	154	36	28	4	46	5	4,290	11
Total	461	100	420	99	731	100	950	100	39,005	100
Median	\$ 73		\$ 48		\$ 55		\$ 61		\$ 77	

RATIO OF WHITES TO NEGROES
KERN COUNTY

<u>County</u>	<u>Delano 48-49-50</u>	<u>Bakersfield</u>
300,315	White 11,850	58,098
18,637	Negro 555	9,243
5.7%	% Negro 4.5%	13.3%

<u>McFarland 47</u>	<u>Wasco 44</u>	<u>Shafter 41</u>
White 4,136	7,157	4,987
Negro 4	786	5
% 0.1%	9.7%	0.1%

<u>Taft 35</u>	<u>South Taft 36</u>	<u>Ford City 34</u>	<u>Maricopa Area 33.01</u>
White 4,288	4,287	3,514	4,345
Negro -	2	-	2
% -	-	-	-

<u>Arvin 63</u>	<u>Tehachapi 61</u>	<u>Mohave 59 Unincorporated</u>
White 5,289	4,514	2,686
Negro 97	7	6
% 1.7%	0.2%	0.2%

<u>Ridgecrest 54</u>	<u>Rosamond 58 Unincorporated</u>	<u>Boron 56 Unincorporated</u>
White 8,256	2,327	2,850
Negro 130	41	11
% 1.5%	1.7%	0.4%

Lamont 64 Unincorporated

White 8,568

Negro 1

% -

U.C. BERKELEY LIBRARIES



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